

STATE OF SOUTH CAROLINA

JUL 0 11 25 AM '74

COUNTY OF GREENVILLE

DO NOTED BY HIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, **Ishmael L. Lyons and Lynda B. Lyons**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **George A. Jones, Jr.**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **One Thousand and No/100**-----

----- Dollars (\$ **1,000.00**) due and payable

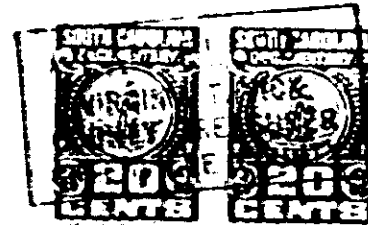
as follows: **\$500.00** on or before **June 15, 1979** and the balance on or before **June 15, 1980**

with interest thereon from **date** at the rate of **seven** per centum per annum, to be paid: **annually.**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, on the eastern side of **Pine Branch Drive** and being shown and designated as **Lot No. 6** on a plat entitled "**Addition to Sheffield Forest**" recorded in the **RMC Office for Greenville County** in **Plat Book III** at **Page 122**, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and to defend to and for the use and behoof of the Mortgagor, its heirs, successors and assigns against the Mortgagee and all persons whomsoever lawfully claiming the same in any part thereof.

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