

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, DENNON O. JONES, LAWRENCE E. McNAIR and MILFORD D. KELLY

hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT MORTGAGE COMPANY, INC.

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

FOUR HUNDRED THOUSAND AND NO/100

Dollars (\$ 400,000.00) due and payable

as per the terms of said promissory note

with interest thereon from date at the rate of twelve per centum per annum, to be paid, as per the terms of said promissory note.

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, Austin Township, in Mauldin, S. C., on the southwestern side of U. S. Highway 276 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way of Butler Avenue, which iron pin is 200 feet west of the intersection of Butler Avenue with U. S. Highway 276, and running thence with the right-of-way of Butler Avenue, the following courses and distances: S. 63-42 W. 787.67 feet to a point; S. 64-44 W. 100 feet; S. 65-14 W. 100 feet; S. 66-13 W. 100 feet; S. 67-27 W. 100 feet; S. 68-30 W. 100 feet; S. 68-54 W. 100 feet; S. 69-48 W. 54.78 feet to the intersection of Butler Avenue with Pine Crest Drive; thence N. 12-28 W. 626.39 feet along the eastern right-of-way of Pine Crest Drive to an iron pin; thence N. 64-18 E. 1,333.21 feet to an iron pin; thence S. 19-56 E. 150 feet to an iron pin; thence N. 64-18 E. 200 feet to an iron pin on the right-of-way of U. S. Highway 276; thence with the right-of-way of U. S. Highway 276, S. 19-56 E. 142.39 feet to a point; thence continuing with the right-of-way of U. S. Highway 276, S. 20-54 E. 12.97 feet to an iron pin; thence S. 63-42 W. 300 feet to an iron pin; thence S. 21-39 E. 140 feet to an iron pin; thence N. 63-42 E. 100 feet to an iron pin at the corner of property belonging to Minnie Whatley; thence S. 25-00 E. 187.5 feet to an iron pin on the right-of-way of Butler Avenue, the point of beginning.

This being the major portion of the property this day deeded to Mortgagors by deed of J. F. Whatley, to be recorded simultaneous herewith.



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 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 Mortgagor covenants that it is lawfully seized of the premises hereinabove 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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