FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Gelinda Ann Sistare

hereinafter referred to as Mortgagor is well and truly indebted unto F. W. Jones and Helen H. Jones

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 as the same shall be modified, extended or otherwise altered in accordance herewith, the maximum principal indebtedness hereunder shall not exceed the sum of

Twenty Five Thousand and 00/100 ..... Dollars $ 25,000.00

For Terms of Payment, see Note of even date

with interest thereon from date at the rate of 8½% per annum, payable annually 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 purpose, provided that the total indebtedness hereunder shall not exceed the original amount stated above, and it is the intent hereof that this mortgage secure the payment of such future advances, if any, and all other indebtedness that may be owed by the Mortgagor to the Mortgagee, whether such be by note, open account or otherwise, provided, however, that the lien of this mortgage as to such future advances shall not have priority over the rights of intervening creditors;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and for better securing the payment thereof to the Mortgagee, and the performance of the covenants and agreements herein and in the said note, and for the further consideration of the sum of Three Dollars ($3.00) to the Mortgagor in hand paid at and before the sealing 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, the following described property:

ALL that certain piece, parcel or tract of land, with all improvements thereon, or hereafter erected thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southwest side of Rocky Slope Road, near the City of Greenville, and being more particularly described as follows:

BEGINNING at an iron pin on the Southwest side of Rocky Slope Road, 8 feet Northwest from the most northerly corner of property of F. W. Jones and Helen H. Jones, and running thence S. 67-39 W. 262.5 feet to an iron pin; thence S. 24-36 E. 167 feet to an iron pin; thence N. 64-20 E. 150.5 feet to an iron pin in line of the above tract; thence with the said tract, N. 37 W. 146.5 feet; thence N. 64-20 E. 146.5 feet; thence N. 36-48 W. 8 feet to the beginning.

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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