

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 1975 JUL 15 2 00 PM  
DONNE S. TANNER, CLERK }  
S.H.C. }  
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 Fred 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, in the sum of

Twenty-five Thousand and no/100----- Dollars (\$ 25,000.00) due and payable

For Terms of payment, see Note of July 1, 1975

with interest thereon from July 1st, 1975 at the rate of 8½ 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 southwestern side of Rocky Slope Road, according to a plat thereof prepared by Wolfe and Huskey, Inc., Engineers, dated September 11, 1975, to be recorded herewith, said property lying within the City of Greenville, being more particularly described as follows:

BEGINNING on the Southwestern side of Rocky Slope Road, 281 feet South of Woodruff Road; thence continuing along Rocky Slope Road S. 22-28 E. 8.85 feet to an iron pin; thence continuing along said road S. 37-00 E. 146.5 feet to an iron pin on said road; thence S. 64-20 W. 297 feet to an iron pin; thence N. 24-36 W. 167 feet to an iron pin; thence N. 67-34 E. 262.7 feet to the point of beginning, and containing 1.01 acres, more or less. Reference Deeds: Deed Book No. 464, page 2, and Deed Book No. 776, Page 221.

This Mortgage is given by the Mortgagor in order to correct that Mortgage dated July 1, 1975, and recorded in Mortgage Book No. 1343, page 51, since said Mortgage did not include all of the property conveyed by the Mortgagor to the Mortgagee.

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.

0395

4328 (RV-2)