

MORTGAGE OF REAL ESTATE—Offices of Price & Post, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



CONNIE C. FARLANDS
R.M.C.

MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES W. JORDAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY (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 Seven Thousand Seven Hundred Six and 16/100

DOLLARS (\$7,706.16),

due and payable in eighty-four (84) consecutive monthly installments of Ninety-One and 74/100 (\$91.74) each beginning January 15, 1976 and continuing on the 15th day of each and every month until paid in full, payments to be applied first to interest, which has been added to the principal above, and then to principal.

(7%)

with interest thereon from date at the rate of Seven per centum per annum, to be paid: as stated above

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, being shown as 1.09 acres, more or less, on a survey for James W. Jordan, prepared by Carolina Surveying Company, dated July 28, 1975 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Holliday Ford Road at the joint front corner with property of B. F. Turner and running thence with the center line of Holliday Ford Road, S. 32-55 W. 178 feet to an iron pin at the joint corner of property of Polina Jordan; thence with the line of property of Polina Jordan, N. 68-20 W. 270 feet to an iron pin; thence still with other property of Polina Jordan, N. 29-52 E., 173.5 feet to an iron pin on the line of property of B. F. Turner; thence with the Turner property line, S. 68-54 E., 280 feet to a nail and cap in the center of Holliday Ford Road, being the point of beginning.

This conveyance is subject to restrictive covenants of record and to any easements or rights of way affecting the above property.

The above described property is the same conveyed to the Mortgagor by the Deed of Polina Jordan recorded in Deed Book 1025, at Page 786.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

0.567

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