

Sou. Bank
Box 189,
Piedmont, SC 29673

FILED
GREENVILLE CO. S. C.

BOOK 1378 PAGE 487

SEP 23 11 12 AM '77

STATE OF SOUTH CAROLINA
COUNTY OF

BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE

WHEREAS, I, S.M. Jones Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Piedmont, S.C.

(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 **Two-Thousand-Nine-Hundred-Forty-Three and No/100**

Dollars (\$ 2943.00) due and payable
in(36) thirty-six monthly installments for \$81.75 each, the first one due and payable on
October 8, 1976 with a like amount payable on the 8th day of each month thereafter until
entire amount of debt is paid in full.

with interest thereon from date at the rate of 12.57 per centum per annum, to be paid: in advance

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, situate on the West side of U.S. Highway No. 20, between Piedmont, S.C. and Pelzer, S.C.

BEGINNING at an iron pin in the center of old road at joint front corner of Lots 7 and 8, and running thence along line of Lot 8, N. 22-04 E. 175 feet to an iron pin; thence along line of lot 21, S. 67-56 E. 85 feet to an iron pin on the West side of a 30-foot unnamed street; thence along the west side of said street, S. 23-30 E. 100 feet to a point; thence with said unnamed street, S. 13-15 W. 95 feet to a point in the center of old road; thence along center of old road, N: 67-56 W. 160 feet to the beginning corner.

This is a portion of the same property conveyed to S.M. Jones Jr., by deed of Hesh Jones Austin, Louise Jones Spearman, and Aileen Jones dated May 31, 1955, recorded in the Office of R. M.C. for Greenville County in Vol. 531 at page 143.



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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