

First Piedmont Bank & Trust
340 N. Main Street
Greenville, S. C.

MORTGAGE
FILED
GREENVILLE CO. S. C.

1388 809

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

FEB 8 3 49 PM '77

BONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Virgil C. Jones ----- (herein "Borrower") and the
Mortgagee First Piedmont Bank & Trust Company -----

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Twenty Thousand Two Hundred Fifty-Eight & 40/100 Dollars (\$20,258.40) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable in 60 equal installments of \$337.64; and beginning March 1, 1977.

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of Twenty Thousand Two Hundred Fifty-eight & 40/100 (\$20,258.40);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, located 3 and 1/2 miles from the Greenville County Courthouse on the southern side of Cedar Lane Road, containing 1 and 1/2 acres, more or less, with all improvements thereon, as shown on a plat of said property by W. D. Neves of a subdivision of property formerly owned by the Estate of Mrs. A. P. Farr and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the corner of Cedar Lane Road with the Farr Property, running thence with Cedar Lane Road S. 66-30 E., 265 feet to an iron pin on Cedar Lane Road; running thence S. 25-45 W., 482 feet to an iron pin in the line of Winn property; running thence N. 53-15 W., 15 feet to an iron pin; running thence N. 1-50 W., 512 feet to an iron pin on Cedar Lane Road, which is the beginning corner.

LESS HOWEVER: a strip taken by the South Carolina Highway Department for the purpose of widening Cedar Lane Road as shown by deed to them from J. E. Farr, Jr., of recorded in the Office of the R.M.C. for Greenville County, South Carolina in Deed Book 632 at Page 9.

This mortgage is second and junior in lien to that certain mortgage in favor of First Federal Savings & Loan Association in the original amount of \$50,000.00 which mortgage is of record in the R.M.C. Office for Greenville County, South Carolina in REM Book 1220 at Page 235.

This is the same property conveyed to the Mortgagor herein by deed of John R. Martin and Rubylee D. Martin recorded in the R.M.C. Office for Greenville County in Deed Book 659 at Page 501 on September 28, 1960.

DOCUMENTARY

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