

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
APR 18 12 26 PM 1977
TO ALL WHOM THESE PRESENTS MAY CONCERN:
CONNIE S. TANKERSLEY
R.H.C.

BOOK 1394 PAGE 846

WHEREAS, J.Olin Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Fourteen Thousand, Five Hundred, Fifty and no/100 ----- Dollars (\$ 14,550.00) due and payable

in equal monthly installments of \$242.50 each on the 8th day of each and every month, commencing June 8, 1977, until paid in full

with interest thereon from date at the rate of Eight(8%) per centum per annum, to be paid monthly.

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 westerly side of Piedmont Park Road, and having according to a survey made April 19, 1969 by J. M. Prevatte, RLS, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Piedmont Park Road at the northern corner of said road and the parking lot property of Piedmont Park Methodist Church, and running thence N. 82-17 W. 368.0 feet to an iron pin; thence S. 8-30 W. 82.8 feet to an iron pin; thence N. 82-52 W. 208.0 feet to an iron pin; thence N. 8-30 E. 197.5 feet to an iron pin; thence S. 82-52 E. 208.0 feet to an iron pin; thence N. 8-30 E. 25 feet to an iron pin; thence S. 82-28 E. 20.8 feet to an iron pin; thence S. 8-57 W. 124.5 feet to an iron pin; thence S. 82-14 E. 353.1 feet to an iron pin on the westerly side of Piedmont Park Road; thence with the westerly side of Piedmont Park Road S. 25-13 W. 20.8 feet to the point of beginning.

ALSO: All that certain parcel or piece of land located in the extreme southeastern corner of the subdivision known as Dellvista Heights, according to a plat thereof dated September, 1966, revised March 20, 1966 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book "QQQ" at page 59, and more specifically being the extreme southeastern portion of Lot 8 as shown on the said plat, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin where the circular turn-around roadway touches the front line of property of J. Olin Jones and running thence N. 82-28 W. 37 feet, more or less, to a utility pole; thence N. 14-25 E. 11 feet, more or less, to a point on the edge of the said circular turn-around area; thence running with the perimeter of the said circular turn-around area S. 51-24 E. to the point of beginning.

This mortgage is junior in lien to a certain mortgage executed by the mortgagor in favor of Fidelity Federal Savings & Loan Association in the original sum of \$18,000.00, of record in said RMC Office, upon which there is presently due a balance of approximately \$15,700.00.

The mortgagor acquired the above property by the above deeds: Deed of J. B. Jones recorded May 13, 1969 in Deed Book 867 at Page 624 and Deed of J. O. (Odell) Jones, et al recorded May 13, 1969 in Deed Book 867 at Page 623.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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