

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM E. JONES and ELIZABETH L. JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN S. LOFTIS

(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 Thousand Dollars & no/100----- Dollars (\$ 20,000.00) due and payable

with interest thereon from June 18, 1977 at the rate of 7% per centum per annum, to be paid:

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, the Mortgagee's heirs, successors and assigns:

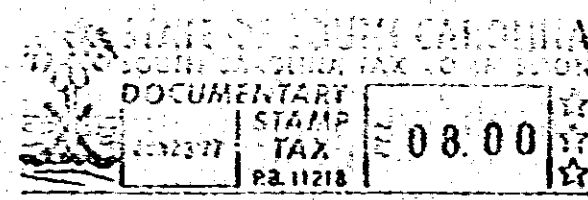
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being on the southern side of S. C. Highway 253 and being more fully described as follows:

Beginning at a point in the center of S. C. Highway 253 and running thence with the joint line of the within described tract and property now or formerly of William E. Jones approximately 82 feet to a point; thence with said joint line approximately 172 feet to a point; thence continuing with said joint line approximately 467 feet to a point; thence continuing with said joint line approximately 459 feet to a point; thence with the joint line of the within described tract and property now or formerly of Charles & Thelma Childress approximately 283 feet to a point; thence with said joint line approximately 910 feet to a point; thence with the joint line of the within described tract and property now or formerly of Jessie Batson approximately 550 feet to a point; thence with the joint line of the within described tract and property now or formerly of Roy W. & Juanita F. Land approximately 520 feet to a point; thence with the joint line of the within described tract and property now or formerly of Belton M. & Grace B. Rainey approximately 573 feet to a point in the center of S. C. Highway 253; thence running with the center of said highway approximately 932 feet to the point of beginning.

This is the same property conveyed to William E. Jones and Elizabeth L. Jones by John S. Loftis, said deed to be recorded of even date herewith.

John S. Loftis

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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 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 is 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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