

MORTGAGE OF REAL ESTATE - BRISSEY, LATHAN, SMITH & BARBARE, P.A.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Kenneth Jones and Earlene G. Jones

(hereinafter referred to as 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 Five Thousand Three Hundred and No/100-----

-----Dollars (\$ 5,300.00) due and payable
180 days from date

with interest thereon from date at the rate of nine per centum per annum, to be paid at maturity.

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 southwestern side of S. C. Highway 186 and shown on a plat entitled "Property of Kenneth and Earlene G. Jones", prepared by Terry T. Dill, dated February 22, 1978, said plat being recorded in the RMC Office for Greenville County in Plat Book 6-71 at Page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of S. C. Highway 186, the same being approximately 1/4 mile to Bates Road and running thence N.73-11 E. 175 feet to a nail and cap in the center of said Highway; thence turning and running along property now or formerly of McCombs, S.46-09 E. 1414 feet to an iron pin along the South Saluda River; thence turning and running along said River, S.61-36 W. 79.6 feet to an iron pin; thence turning and running along other property of Stroud, N.49-10 W. 1486 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Marilyn A. Stroud recorded in the RMC Office for Greenville County on March 9, 1978.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29640.

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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 such fixtures and equipment, other than the 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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