

GREENVILLE CO. S.C.

BOOK 1430 PAGE 538

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

12 50 PM
DONNE S. HANFORD
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald Horace 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

FIVE THOUSAND FOUR HUNDRED FIFTY-THREE & 64/100---Dollars (\$ 5,453.64) due and payable

Per terms of note of even date herewith.

with interest thereon from

at the rate of

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, 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, in Bates Township, containing 0.92 acres, more or less, according to plat of T. J. Spencer by Terry T. Dill dated March 10, 1965 and recorded in the R.M.C. Office for Greenville County in Plat Book GGG, at Page 241 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the intersection of Picklesimer Mill Road and the Belvue Church Road and running thence N. 14-45 W. 300-feet to an iron pin; thence S. 75-15 W. 100-feet to an iron pin; thence S. 1-30 W. 275-feet to an iron pin on the northern side of Belvue Church Road; thence with said Road N. 88-55 E. 125-feet to an iron pin; thence N. 81-40 E. 56.3-feet to the point of beginning and being same conveyed to mortgagor by in Deed Book 771, at Page 479, from Thomas J. Spencer on March 20, 1965.

This being junior in lien to that certain mortgage to Poinsett Federal Savings & Loan Association (also known as Travelers Rest Federal Savings & Loan Association) as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1119, at Page 253 on March 10, 1969, and having a present balance of approximately \$15, 280.77.

CO TO --- MW 179 F 41

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.

0538

4328 RV-2