

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
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CO. S. C.
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TANKERSLEY
R.M.C.

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MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, I, John W. Jones

hereinafter referred to as Mortgagor, is well and truly indebted unto **First Citizens Bank and Trust Company of South Carolina**

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

Two Thousand, Nine Hundred Thirty-Four and No/100 ^{Dollars \$2,934.00} due and payable

in twenty-four (24) monthly installments of One Hundred Twenty-Two and 25/100 (\$122.25) Dollars each, commencing August 26, 1979, and on the same date of each successive month thereafter until said indebtedness is paid in full.

with interest thereon from date at the rate of _____ 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, being the major portion of Lot No. 9, on plat of Greenacre Dale Subdivision, recorded in Plat Book "CC", Page 47, of the R.M.C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southwest side of Allendale Lane, the front joint corner of Lots Nos. 9 and 10; thence with the joint line of said lots S. 45-35 W. 150 feet to an iron pin; thence S. 44-25 E. 55 feet to an iron pin (which iron pin is 5 feet west from the rear joint corner of Lots Nos. 8 and 9); thence through Lot No. 9 N. 45-35 E. 114 feet to an iron pin; thence N. 53-30 E. 36.3 feet to an iron pin on the southwest side of Allendale Lane, the front joint corner of Lots Nos. 8 and 9; thence with southwest side of Allendale Lane N. 44-25 W. 60 feet to the BEGINNING corner.

This is the property conveyed John W. Jones by Wooten Corporation of Wilmington by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 709, at Page 351.

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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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