

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

MORTGAGE OF REAL ESTATE

BOOK 1485 PAGE 249

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. F. REEVES AND CONSTRUCTION COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. B. JONES AND FRANCES E. JONES

(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 **THIRTY THOUSAND SEVEN HUNDRED AND NO/100---**
----- Dollars (\$ 30,700.00) due and payable

in four annual installments of \$7,675.00 beginning
on September 7, 1980 and being due on the same date
of each year thereafter until paid in full.

with interest thereon from date at the rate of **SIX** per centum per annum, to be paid: **ANNUALLY**

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 shown and designated as 14.41 acres on plat of property of B. F. Reeves as prepared by C. O. Riddle, RLS, dated August 1, 1979 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint property corner of said 14.41 acres and property of J. B. Jones and running thence N. 80-39 E., 478.53 feet to an iron pin joint property corner with other property of J. B. Jones and property of Knighton; thence with said 14.41 acres and property of Knighton N. 11-53 W., 1515.1 feet to an iron pin, joint corner of 14.41 acres, Property of Knighton and Property of Paul Moore; thence with said 14.41 acres and Property of Paul Moore S. 38-11 W., 737.6 feet to an iron pin at the edge of a branch; thence with the branch as the line the traverse is as follows: S. 27-30 E., 186.77 feet; thence S. 73-05 E., 97.1 feet; thence S. 12-20 E., 143.81 feet; thence S. 23-19 E., 100.6; thence S. 8-19 W., 345.25 feet; thence S. 17-52 W., 110.02 feet to an iron pin on the edge of the branch; thence leaving said branch S. 44-53 E., 162.9 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of J. B. Jones and Frances E. Jones to be recorded on even date herewith.

ALSO an easement for egress and ingress from the above described property to East Georgia Road as shown on a plat of property of B. F. Reeves as prepared by C. O. Riddle, RLS, dated August 1, 1979 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern edge of East Curtis Street and running thence N. 8-11 W. 160 feet to an iron pin; thence N. 16-05 W. 145.45 feet to an iron pin; thence N. 8-11 W. 346.69 feet to an iron pin; thence N. 20-17 W. 104.92 feet to an iron pin; thence N. 32-23 W. 108.45 feet to an iron pin; thence N. 29-54 W. 32.44 feet to an iron pin ~~XXXX~~ on the southern edge of the above described property; thence with said property N. 80-39 E. 52.73 feet to an iron pin; thence S. 31-39 E. 11.76 feet to an iron pin; thence S. 32-23 E. 108.45 feet to an iron pin; thence S. 20-17 E. 125.88 feet to an iron pin; thence S. 8-11 E. 338.4 feet to an iron pin; thence continuing along the same line 312.08 feet to a

(CONTINUED ON THE ATTACHED)

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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