

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S.C.  
DEC 4 3 29 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1490 PAGE 343

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, C. RUDY JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto NELLIE P. PATTON

*Dec. 2, Fountain Inn, S.C. 29644*

(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 SEVEN THOUSAND FIVE HUNDRED AND NO/100  
-----Dollars (\$ 37,500.00) due and payable

in monthly installments of \$402.98 beginning on January 1, 1980 and being due on the same date of each month thereafter for 180 months and until paid in full.

with interest thereon from date at the rate of TEN 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, Fairview Township and in the corporate limits of the Town of Fountain Inn, on the east side of McCarter Road, with the following metes and bounds, to-wit:

BEGINNING at an iron pin in the eastern edge of said McCarter Road joint corner with lands of the B. F. Gault Estate and running thence with the joint line of the said B. F. Gault Estate lands N. 65-15 E., 313.3 feet to a point in the southwest edge of State Highway 14, formerly US 276, Main Street, crossing an iron pin 190 feet N. 65-15 E., from said beginning point iron pin; running thence with swedge of said Main Street, State Highway 14 N. 41-00 W., 209.2 feet to a point; thence with the eastern edge of said McCarter Road in a southwesterly direction 270 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Nellie P. Patton to be recorded on even date herewith.

GC10 DE 4 79 466

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
\$ 15 00  
TAX  
PB 11213

Together with all and singular rights, members, herditaments, 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.

0343

4328 RV-2