

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED

BOOK 1500 PAGE 562

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

90%

W. S. JONES

WHEREAS, Robert McGinnis

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Larry Dean Jones and Mary Sue 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

Ten Thousand Seven Hundred Ninety-Two and 95/100-----Dollars (\$ 10,792.95) due and payable

with interest thereon from July 31, 1980 at the rate of --- 10--- per centum per annum, to be paid: in thirty-six monthly installments of \$ 348.26 beginning September 1, 1980.

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 Northeast side of Leopard Road, containing 10.0 acres, more or less, being shown and designated on Plat of Property of Larry Dean Jones and Mary Sue Jones made by Freeland & Associates on September 30, 1975, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 5H, at page 69, reference to which is hereby craved for a more complete description.

This conveyance is made subject to such easements, restrictions, or rights of way as may appear of record or on the premises.

The above property is that property conveyed to Larry Dean Jones and Mary Sue Jones by Jesse Leopard on Oct. 9, 1975, and recorded in the R.M.C. Office at Deed Book 1025,573.

ALSO: ALL that certain piece, parcel, or tract of land in Greenville County, State of South Carolina, as shown on plat of property of Larry D. Jones and Mary S. Jones dated Dec. 16, 1976, prepared by Gould & Associates, Surveyors, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail in center of Leopard Road, which nail is located N 63-0 W, 28.56 feet from iron pin, which nail is also located 1300 feet, more or less, south from Jones Mill Road, and running thence with line of Leopard S 63-0 E, 220.7 feet to an old iron pin; thence along property line of Jones S 26-28 W, 287.8 feet to an old railroad spike in the center of Leopard Road, passing over old iron pin 34.82 feet back on line; thence with the center line of Leopard Road, N 20-05 W, 100.0 feet to a nail thence continuing with the center line of Leopard Road, N 13-35 W, 81.34 feet to a nail; thence continuing with the center line of Leopard Road, N 4-40 W, 185.4 feet to the BEGINNING, containing according to said plat, 0.82 acres, more or less.

This conveyance is made subject to such easements, restrictions, or rights of way as may appear of record or on the premises.

The above property is that property conveyed to Larry Dean Jones and Mary Sue Jones by Jeff Gilreath Fowler and Annie Margaret Martin on December 24, 1976 and recorded in the Greenville County R.M.C. Office in Deed Book 1049, page 68, on January 4, 1977.

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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 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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