

1312-129

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 22 4 14 PM '80
DONNIE TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE

WHEREAS, THOMAS V. JACKSON and EVELYN JACKSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto MATTIE KING PEARSON and JOHN HENRY PEARSON

(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 AND NO/100-----Dollars (\$ 10,000.00) due and payable
One Thousand and no/100 (\$1,000.00) Dollars on March 1, 1981. The sum of One Hundred Fifty &
no/100 (\$150.00) Dollars shall be paid on September 1, 1980 and a like amount shall be paid
on the 1st day of each and every month thereafter, said installments to be applied first to
interest and then to principal,
with interest thereon from date at the rate of six (6%) 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:

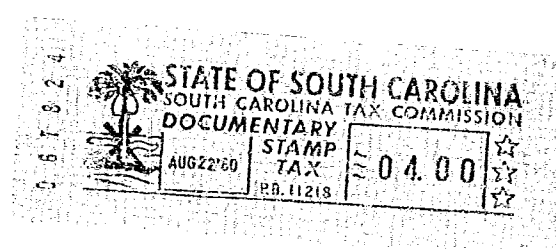
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, Oaklawn Township, containing 0.90 acres, more or less, as shown on plat prepared by James L. Strickland entitled "Survey for Mattie King Pearson" dated July, 1980 and recorded August 22, 1980 in Plat Book 8-D at Page 65 in the RMC Office for Greenville County, S. C. and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a stone near the southern side of Wares-Old Hundred Road, and running N. 38-21 E. 16.7 feet to a nail in asphalt drive; thence with the southern side of Wares-Old Hundred Road, N. 50-40 E. 124 feet to an iron pin, joint corner of other property now or formerly of Pearson; thence with said joint line, S. 37-07 E. 285.6 feet to an iron pin in line of property now or formerly of Ellis King; thence with said joint line, S. 38-53 W. 125.2 feet to an iron pin, joint corner of property now or formerly of J. B. & Ellis King; thence with said joint line, N. 40-35 W. 307.5 feet to a stone, the point of beginning.

This is the same property conveyed to the mortgagors herein by Mattie King Pearson and John Henry Pearson by deed of even date to be recorded herewith.

MORTGAGEES' ADDRESS:
Mattie King Pearson
John Henry Pearson
Route 3
Pelzer, SC 29669



1042

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 is 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.