

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S. O.

BOOK 1531 PAGE 845

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 5 12 37 PM '81

MORTGAGE OF REAL ESTATE

DONNE BLANKENHORN
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HERMAN E. BARNETT

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

--TWENTY-SIX HUNDRED, FORTY-ONE AND 19/100----- Dollars (\$ 2641.19-----) due and payable

in the terms as set forth in said Note of even date herewith.

with interest thereon from _____ date _____ at the rate of 16% per centum per annum, to be paid: as stated above.

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 Mortgagee in hand well and truly paid by the Mortgagor 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 Southeastern side of Jonquil Lane near the Town of Taylors, in the County of Greenville, State of South Carolina and known and designated as Lot No. 14 of a subdivision of property of Columbia Investment Co., plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book KKK at Page 73 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Jonquil Lane at the joint front corner of Lots Nos. 13 and 14 and running thence with the joint line of said lots S. 36-52 E. 150 feet to an iron pin; running thence N. 55-22 E., 100 feet to an iron pin; running thence N. 36-52 W., 150 feet to an iron pin on the Southeastern side of Jonquil Lane; running thence with the Southeastern side of said lane S. 55-22 W. 100 feet to an iron pin, point of beginning.

DERIVATION: See deed of W. M. Leslie, Inc., recorded 1 July 1966 in Deed Book 801 Page 329.

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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 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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