

MORTGAGE OF REAL ESTATE

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NOV 15 1981 PAGE 397

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA M. WILKINS

WHEREAS, James E. Jones and Helen Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company, P.O. Box 3028, Greenville, South Carolina 29602

(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 Sixteen Thousand Three Hundred Fourteen and No/100 Dollars (\$ 16,314.00 ) due and payable

as set out in promissory note of even date

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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, in Gantt Township about six (6) miles south of Greenville City and more fully described as follows:

BEGINNING at a stone, corner of Lots now or formerly of McMeiland and running thence along said land S. 78-45 E. 472 feet to a point in the public road; thence along the road N. 57 E. 232 feet to a point in said road; thence further along said road, N. 54-15 E. 111.5 feet to a point; thence leaving said road and running N. 73 W. 763 feet to a stake on Alexander's line; thence S. 5 W. 323 feet to a beginning corner, and containing four (4) acres, more or less.

This being the same property conveyed to Mortgagor by deed of Nenia Jones, a/k/a Nina Jones, and Lydia Jones recorded in the RMC Office for Greenville County in Deed Book 1157 at page 512 on October 29, 1981.

STATE OF SOUTH CAROLINA  
RECORDS & DEEDS DIVISION  
DOCUMENTARY  
STAMP  
NOV 15 1981

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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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