

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... FILED
S.C.
DEC 3 10 58 AM '82
R.M.C. FAIRVIEW

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1587 954

WHEREAS, RICHARD A. JONES, JR.

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

FORTY-EIGHT THOUSAND SEVEN HUNDRED FORTY AND 38/100 Dollars (\$ 48,740.38) due and payable

according to the terms and conditions of that certain note of same date;

with interest thereon from Date at the rate of Nine per centum per annum, to be paid: According to the terms and conditions of that certain note of same date.

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...~~

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Township of Fairview, near the town of Fountain Inn, containing 88.94 acres more or less, located on the northeastern side of Jones Mill Road, and shown and designated on a plat of property entitled "Survey for Richard A. Jones, Jr." dated November 30, 1982, prepared by C.O. Riddle, RLS #1347, and recorded in the RMC Office for Greenville County, SC, in Plat Book 9-J at Page 6 on December 3, 1982, and being more particularly described according to said plat as follows, to-wit:

BEGINNING at a point in the center of Jones Mill Road and running along the property line joining the property of Kate Lucile and Boyce A. Watson and said property N.85-43 E. 880.4 feet to an iron post; thence N.57-58 E. 842.39 feet to an iron pin; thence continuing along the Watson property N.66-45 W. 152 feet to an iron pin; thence N.51-45 W. 693.0 feet to an iron pin; thence N.24-45 E. 401.42 feet to a point in the center of Durbin Creek; thence running along the center of Durbin Creek S.33-07 E. 197.31 feet to a point; thence S.37-27 E. 87.11 feet to a point; thence S.34-09 E. 163.95 feet to a point; thence S.62-46 E. 180.87 feet to a point; thence S.88-47 E. 80.96 feet to a point; thence S.73-47 E. 143.74 feet to a point; thence continuing along the center of said creek N.82-41 E. 44.3 feet to a point; thence S.64-20 E. 119.29 feet to a point; thence continuing along the center of said creek N.62-33 E. 33.83 feet to a point; thence S.45-30 E. 72.06 feet to a point; thence S.83-28 E. 154.78 feet to a point; thence continuing along the center of said creek N.51-56 E. 106.5 feet to a point; thence S. 54-31 E. 64.0 feet to a point; thence N.81-11 E. 49.51 feet to a point; thence S.67-57 E. 170.38 feet to a point; thence N.86-53 E. 257.48 feet to a point; thence S.59-57 E. 57.11 feet to a point in the center of Durbin Creek (an iron pin is located at this point on the southerly side of the creek); thence running along the property of Bayne Development Co., Inc. S.30-05 E. 439.44 feet to an iron pin; thence continuing along said property S.84-57 E. 530.03 feet to a stone which is located bordering Lot 22, Shellstone Park Subdivision; thence running along the property of Shellstone Park Subdivision S.37-27 W. 1266.82 feet to an iron pin by a white oak stump; thence continuing along the property of the said subdivision N.82-42 W. 1024.97 feet to an iron pin; thence S.20-44 W. 241.79 feet to the center of Watson Creek; thence along the center of said creek N.84-55 W. 100.25 feet (measured by a traverse line on the southerly side of said creek) to a point; thence continuing along the center of said creek S.68-54 W. 128.55 feet (measured by a traverse line on the southerly side of said creek) to a point; thence continuing

(Description continued on attachment)

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.

DOBSON & DOBSON
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