

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: FILED
11 37 AM '83
R.M.C.
SHERSLEY

1595 PAGE 404

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

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

EIGHT THOUSAND SEVEN HUNDRED FIFTY-TWO AND 18/100 Dollars (\$ 8,752.18) 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, 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 35.51 acres more or less, located on the northwestern side of Jones Mill Road, and shown and designated on a plat of property entitled "Survey for Laddie L. Jones" dated March 12, 1982, prepared by C.O. Riddle, RLS #1347, and recorded in the RMC Office for Greenville County, SC, in Plat Book 9M at Page 21 on FEBRUARY 22, 1983, less that certain parcel of land shown and designated on a plat of property entitled "Survey for Jack N. Pearson and Mary Alice Pearson" dated August 18, 1982, and recorded in the RMC Office for Greenville County, SC, in Plat Book 9-E at Page 66 on August 27, 1982. The property herein being more particularly described as follows:~~

ALL that certain piece, parcel or lot of land with any and 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 35.51 acres more or less, located on the northwestern side of Jones Mill Road, and shown and designated on a plat of property entitled "Survey for Laddie L. Jones" dated March 12, 1982, prepared by C.O. Riddle, RLS #1347, and recorded in the RMC Office for Greenville County, SC, in Plat Book 9M at Page 21 on FEBRUARY 22, 1983, less that certain parcel of land shown and designated on a plat of property entitled "Survey for Jack N. Pearson and Mary Alice Pearson" dated August 18, 1982, and recorded in the RMC Office for Greenville County, SC, in Plat Book 9-E at Page 66 on August 27, 1982. The property herein being more particularly described as follows:

BEGINNING at a point in the center of Jones Mill Road and running southwest along the property line joining the property of Jack N. and Mary Alice Pearson and the property herein, S. 21-25 W. 700.09 feet to an iron post; thence along the property line joining the property of Jack Knight and the property herein, N. 78-07 W. 1157.59 feet to an iron post; thence along the property line joining the property of Maydee and Odessa B. Smith and the property herein, N. 33-39 E. 543.67 feet to an iron pin and stone; thence continuing along the property line joining the Jones Estate and the property herein, N. 32-07 E. 1551.53 feet to an iron pin; thence continuing along said property line N. 20-02 E. 82 feet to an iron post; thence N. 85-43 E. 131.33 feet to the center of Jones Mill Road; thence along the center of Jones Mill Road S. 7-29 E. 208.46 feet to a point at a centerpoint of a bridge on Jones Mill Road crossing a creek; thence continuing down the center of Jones Mill Road S. 8-16 E. 437.97 feet to a point in the center of Jones Mill Road; thence continuing along the center of said road S. 7-57 E. 96.12 feet to a point in the center of Jones Mill Road; thence continuing along the center of Jones Mill Road S. 4-44 E. 148.28 feet to a point in the center of Jones Mill Road; thence continuing along the center of Jones Mill Road S. 0-17 W. 187.06 feet to a point in the center of Jones Mill Road; thence continuing down the center of Jones Mill Road S. 1-51 W. 370.04 feet to the point of BEGINNING.

LESS: All that certain piece, parcel or lot of land described as follows: BEGINNING at an iron pin on the joint line of property hereinabove described and Jack N. Pearson and Mary A. Pearson, which point is S. 21-25 W.

(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.

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