

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
APR 6 10 39 AM '83

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN

DONNIE S. WINDSOR

WHEREAS, JIMMY JONES AND JILL JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto SARA 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

Twenty-one Thousand and no/100-----Dollars (\$21,000.00) due and payable

with interest thereon from April 1, 1983 at the rate of Zero (0%) per centum per annum, to be paid. One Hundred and Seventy-five (\$175.00) Dollars per month for ten (10) years.

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 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or lot with improvements thereon located in the County of Greenville, State of South Carolina, being shown and designated as a 1.25 acre tract near the Mt. Lebanon Church, about 2 miles west of said church in the County of Greenville, State of South Carolina, and being shown on a plat entitled "Property of Jimmy and Jill Jones" dated September 28, 1977, by Wolfe & Huskey, Inc., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the center of Cripple Creek Road and running thence S. 64-47 W. 264 feet along property now or formerly belonging to Massengale to the Cripple Creek; thence with the creek as a line approximately N. 20-18 W. 219.7 feet to the corner of Windsor property; thence along Windsor property N. 63-40 E. 228 feet to a spike in Cripple Creek Road; thence with said road S. 29-37 E. 224 feet to a spike, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Sherman Ray Windsor, Jr. and Delores Joy Windsor, said deed being dated October 19, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1067 at Page 23.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
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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 Mortgagee 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 Mortgagee 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 who now or lawfully claiming the same or any part thereof.

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