

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GENERAL OFFICE OF S.C.
MAY 17 9 42 AM 1984

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA K. JONES

WHEREAS,

I, Sandra L. Duffham

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donna K. 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

Two Thousand Three Hundred Fifty and no/100 ----- Dollars (\$ 2,350.00) due and payable

in full on or before sixty (60) days from date

with interest thereon from _____ date _____ at the rate of 12% per centum per annum, to be paid: _____ at maturity.

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:

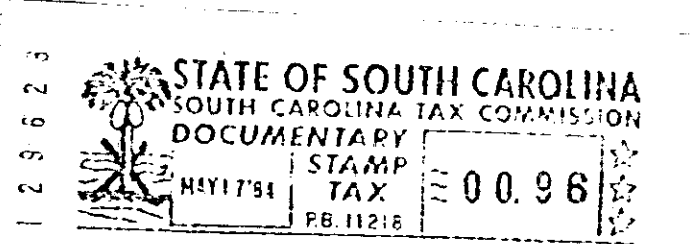
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 25 of J.H. Morgan Property according to plat recorded in Plat Book MMM, at Page 155 in the office of the R.M.C. for Greenville County, S.C., and being more particularly described according to plat prepared by Jones Engineering Service dated October 24, 1983, and recorded in Plat Book 10-D, at Page 88 in the office of the R.M.C. for Greenville County, S.C., as having the following measurements and boundaries to-wit:

BEGINNING at a point on the East side of Mooremont Avenue, the common front corner of the herein described lot and Lot 26; thence running along the east side of Mooremont Avenue South 5-32 East 80.0 feet to a point; thence running along the common line of the herein described property and Lot 24 North 84-28 East 135.5 feet to a point; thence running North 5-32 West 80.0 feet to a point; thence running along the common line of the herein described lot and Lot 26 South 84-28 West 135.5 feet to a point of BEGINNING.

This property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any covenants, restrictions, or zoning ordinances affecting such property as appear of record. This property is specifically subject to those certain restrictions recorded in Deed Book 604, at Page 506 in the office of the R.M.C. for Greenville County, S.C.

This is the same property conveyed to Mortgagor herein by deed from Donna K. Jones, dated May 16, 1984 and recorded in the office of the R.M.C. for Greenville County, S.C. in Deed Book 1212, at Page 225.



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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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