

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

1687 85

WHEREAS,

Pressley W. Jones and Virginia L. Jones

(hereinafter referred to as Mortgagor) ^{are} well and truly indebted unto James C. Capell and Margie L. Capell

(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

Thirty-one Thousand, Eight Hundred and 00/100 ----- Dollars (\$ 31,800.00) due and payable

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

in monthly installments of \$1,056.40, principal and interest commencing November 24, 1984, and continuing on the 24th day of each month thereafter until paid in full

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:

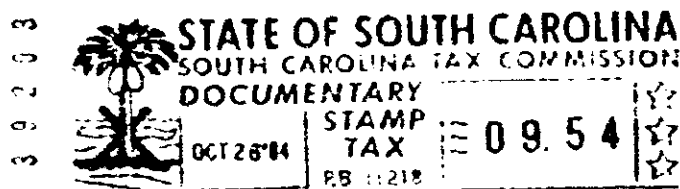
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, and containing

approximately 67.78 acres of land and being shown as a portion of 121.44 acre tract of land according to plat entitled "Plat for W. R. Wade" by Webb Surveying and Mapping Co. dated March, 1981 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in line of property now or formerly of Turner and the other property of mortgagors and running thence N. 8-37-08 W. 291.52 feet to an iron pin; thence N. 57-47-57 E. 387.09 feet to an iron pin at rock; thence N. 44-33-47 E. 136.79 feet to an iron pin; thence N. 1-13-47 E. 171.95 feet to an iron pin, thence N. 9-59-17 E. 167.13 feet to an iron pin; thence N. 6-14-03 W. 201.95 feet to an iron pin; thence N. 14-48-28 W. 170.16 feet to an iron pin; thence N. 82-33-48 W. 71.16 feet to an iron pin in a pine stump; thence generally S. 75-46-45 W. 1,420.37 feet more or less to an iron pin on line of property now or formerly of Carson; thence with line of property now or formerly of Carson the following metes and bounds: S. 14-00 E. 67.80; S. 10-45 W. 127.40; S. 18-53 E. 101.5; S. 15-56 W. 147; S. 25-12 E. 141.2; S. 44-06 W. 101.2 feet; S. 34-52 W. 222.5 feet; S. 2-27 E. 154.1 feet; S. 37-44 W. 114.7 feet; S. 5-20 E. 115.4 feet; S. 24-23 W. 103.4 feet; S. 2-12 W. 90.4 feet; S. 7-14 E. 197 feet; S. 17-00 E. 168.3 feet; S. 13-48 W. 186.6 feet; S. 0-05 E. 128.08 feet to an iron pin in line of property now or formerly of Ridgell; thence with line of Ridgell S. 69-29-45 E. 448.07 feet to an iron pin; thence a new line running in a generally easterly direction to an iron pin the point of BEGINNING.

Being the same property conveyed to the mortgagors herein by deed of James C. Capell and Margie L. Capell, said deed being recorded in the RMC office for Greenville County in Deed Book _____ at page _____



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.

MY COMMISSION EXPIRES 1-7-1985

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