

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 16 1984 07

WHEREAS, Sharon D. Capps

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. Jones and Delbra Jean Jones  
 Route 1, Box 158, Marietta, South Carolina 29661

(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-five Thousand and no/100-----  
 -----Dollars (\$25,000.00 ) due and payable

according to the terms of a note executed of even date herewith and  
 incorporated herein by reference

with interest thereon from November 1, 1984 rate of 12½% per centum per annum, to be paid monthly

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,

ALL that certain piece, parcel or lot of land, situate, lying and being in  
 the State of South Carolina, County of Greenville, in Cleveland Township,  
 on the northern side of U.S. Highway #276, North, Generally known and  
 referred to as the Gerr Highway and containing 0.25 acres according to plat  
 of property of Marie Capps Hand recorded in the RMC Office for Greenville  
 County in Plat Book RR at page 45 and being a portion of the Arthur  
 Southerline property, and having, according to said plat, the following  
 metes and bounds, to-wit:

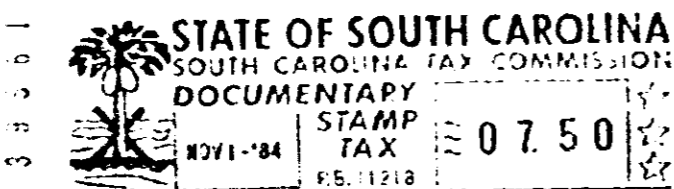
BEGINNING at an iron pin on the northern side of U.S. Highway #276 (Geer  
 Highway) at the corner of a private drive as shown on said plat, and  
 running thence along said drive N. 9-55 E. 144.7 feet to an iron pin;  
 thence N. 75-30 W., 63.8 feet to a pin; thence S. 17-20 W. 156 feet to an  
 iron pin on the northern side of U.S. Highway #276; thence along said  
 highway S. 84 E. 84.1 feet to an iron pin at the point of beginning.

THIS property is subject to a right of way to the Marietta Water, Fire and  
 Sewer District in Deed Book 989, page 569, and other easements,  
 restrictions, roadways or other matters which may appear by examination of  
 the public record or the premises herein.

THIS is the same property conveyed to Mortgagor herein by deed of Marie  
 Capps Hand Crain recorded in the RMC Office for Greenville County in Deed  
 book 1225 at Page 406 on November 1, 1984.

THIS Mortgage may not be assumed except with permission of mortgagee.

RECORDED



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 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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