

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
JAN 8 1 37 PM '76
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1357 PAGE 575

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, DOROTHY C. JONES & LLOYD JONES,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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

Nine thousand nineteen and 19/100----- Dollars (\$ 9, 019. 19) due and payable
in monthly installments of \$225.00 each, to be first applied to interest and balance to
principal, the first of these payments due on 2/25/76 with a like amount due on the
25th day of each calendar month thereafter until entire amount of debt is paid in full.
with interest thereon from _____ date _____ at the rate of 9 _____ 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, in Grove Township, on Highway #20, formerly Highway #29, and being shown on the County Block Book at 610.6-1-13 and shown on a plat recorded in the RMC Office for Greenville County in Plat Book MMM, page 140, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at corner of Piedmont Pentecostal Holiness Church and running thence approximately S. 70-20 E. approximately 215 feet more or less to edge of Highway 20, formerly Highway 29, and across said highway for approximately 83.6 feet more or less to iron pin; thence S. 5-42 E. approximately 147 feet more or less; thence along center of said railroad approximately S. 58-32 W. 88.4 feet more or less to iron pin; thence approximately N. 65-48 W. 262.4 feet more or less to iron pin; thence along New Church Street approximately N. 20-52 E. 177.3 feet more or less to iron pin, the beginning corner.

It is the intention of Dorothy C. Jones and Lloyd Jones to mortgage all of the property as shown in County Block Book at 610.6-1-13 whether accurately described or not.



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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