

FILED
GREENVILLE CO. S. C.

1976 MAR 26 12 57 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS,

We, Dorothy C. Jones and Lloyd G. Jones

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

Southern Bank and Trust Company, Piedmont, S. C.

(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 - two thousand five hundred forty six and 54/100 --- Dollars (\$ 22,546.53) due and payable

in monthly installments of \$475.00 each to be applied first to interest and balance to principal, the first of these due on May 10, 1976 with a like amount due on the 10th day of each calendar month thereafter until entire amount 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

All that piece, parcel or lot of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, in Piedmont Mfg. Co. Village in or near the Town of Piedmont and being known as Lot No. 140, Section 4 on plat entitled " Portion of Section No. 4 , Piedmont Mfg. Co. ," made by Dalton & Neves, September 1952 and recorded in Plat Book CC, Page 181 and fronting 80 feet on Main Street. This property is shown on the County Block Book at 616.2-1-10 and is the same property conveyed to Lloyd G. Jones and Talmadge C. Cooper by deed recorded in Deed Book 831 , at page 88 .

ALSO All that lot of land in Grove Township , County and State aforesaid with improvements thereon situate in Piedmont Mfg. Co. Village in or near Piedmont, S. C. and being shown as Lot No. 141 , Section 4 as shown on a plat thereof entitled " Property of Piedmont Mfg. Co. " made by Dalton & Neves, Feb. 1950 , Sections 3 and 4 of said plat recorded in Plat Book Y , at pages 2 - 5 inclusive and 6 - 9 inclusive. This lot is also known as No. 66 Main Street and fronts thereon 117 feet. This lot is shown on the County Block Book at 616.2-1-11 and is the same property conveyed to Dorothy Cooper (Jones) in Deed Book 431, page 513.

ALSO All that piece, parcel or tract of land with improvements thereon situate, lying and being on the Southern side of East Main Street in the Town of Piedmont and being shown on a plat thereof made by Dalton & Neves, Engrs. dated December 1962 as a tract containing 0.90 acres on plat entitled " Property of J. P. Stevens & Co. , Inc. , recorded in Plat Book FFF, at page 161 and being shown on the County Block Book at 616.2-1-7 and being the same property conveyed by J. P. Stevens & Co. , Inc. to Lloyd G. Jones and Dorothy C. Jones as recorded in Deed Book 751 , at page 437 , RMC Office for Greenville County .



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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