

P.O. Box 317 GREENVILLE, CO. S. C.
N. Myrtle Beach, S. C. 29582

JAN 4 4 28 PM '77

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STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY
COUNTY OF Greenville } R.H.C.

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

WHEREAS, Larry Dean Jones and Mary Sue Jones

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7 (hereinafter referred to as Mortgagor) is well and truly indebted unto Jeff Gilreath Fowler and
74 Annie Margaret Martin

76 (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 -----

78 Ten Thousand Eight Hundred Thirty and No/100----- Dollars (\$ 10,830.00) due and payable
80 in accordance with terms of said note;

with interest thereon from date at the rate of eight 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:

82 NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and
84 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
86 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
88 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

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ALL that certain piece, parcel, or tract of land in Greenville County, State of South Carolina, being shown on plat of property of Larry D. Jones and Mary S. Jones prepared by Gould and Assoc. dated December 16, 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easternly edge of Hollow Drive and running thence N. 4-32 W. 935 feet to a stone and nail in line of Satterfield; thence with the Satterfield property S. 39-30 E. 259.76 feet to a stone; and iron pin; thence N. 7-13 E. 76.0 feet to an old iron pin in lane to Jones Mill Road (Jones Mill Road 700 feet more or less Northwest of said old iron pin); thence S. 75-42 E. 203.2 feet to an iron pin; thence S. 64-07 E. 462.0 feet to an iron pin; thence S. 69-51 E. 232.0 feet to an old iron pin; the thence N. 53-42 W. 605.71 feet to the beginning corner, containing according to said plat, 25.01 acres, more or less:

ALSO: ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, as shown on plat of property of Larry D. Jones and Mary S. Jones dated December 16, 1976, prepared by Gould and Assoc., Surveyors, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in center of Leopard Road which nail is located N. 63-0 W. 28.56 feet from iron pin, which nail is also located 1300 feet more or less, south from Jones Mill Road, and running thence with line of Leopard S. 63-0 E. 220.7 feet to an old iron pin; thence along property of Jones, S. 26-28 W. 287.8 feet to an old railroad spike in the center of Leopard Road, passing over an old iron pin 34.82 feet back on line; thence with the center line of Leopard Road N. 20-05 W. 100.0 feet to a nail; thence continuing with the center line of Leopard Road N. 13-35 W. 81.34 feet to a nail; thence continuing with the center line of Leopard Road, N. 4-40 W. 185.48 feet to the beginning corner, containing, according to said plat 0.82 acres, more or less.

The above property is the same conveyed to the Grantors herein by deed of Jeff Gilreath Fowler and Annie Margaret Martin dated December 24, 1976, recorded herewith.

This is a purchase money mortgage.

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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