

MORTGAGE OF REAL ESTATE -

BOOK 1526 PAGE 624

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HERBERT E. JONES, JR.

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

FILED
GREENVILLE CO. S. C.
HELEN V. SCHUMPERT
DEC 17 4 48 PM '80
DONNIE BLANKERSLEY
R.M.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

Forty Thousand & No/100----- Dollars (\$ 40,000.00) due and payable

\$5,000.00 each six months, beginning April 1, 1981, payment to apply first to interest and the balance to principal and each six months thereafter the sum of \$5,000.00 until paid in full.

with interest thereon from _____ date _____ at the rate of 10% per centum per annum, to be paid: Semi-Annually

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, According to a plat of property of Helen V. Schumpert prepared by T. H. Walker, Jr., Reg. L.S., dated July 28, 1980, and having according to said plat, the following metes and bounds to-wit:

BEGINNING 183.6 feet from the corner of River and Rhett Street and running thence with Rhett Street, N. 71.-49 E. 57.9 feet to a nail and cap; thence with property of Grantee, S. 11-48 1/2 E. 182.49 feet to an old iron pin on Boggs Street; thence with Boggs Street, S. 80-15 W. 50 feet; thence leaving Boggs Street, N. 11-18 W. 79.2 feet to an old iron pin; thence S. 76-31 W. 5.65 feet; thence with property of the Grantor, N. 13-23 W. 95.28 feet to the beginning corner.

This conveyance is made subject to easements, restrictions, rights of way and zoning ordinances of record and shown on the plat or visible on the property.

This being the same property conveyed by deed from Helen V. Schumpert unto Herbert E. Jones, Jr., recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1138 ar Page 357, recorded the 4th day of Nov. 1980.

This is a purchase money mortgage.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
NOV 18 1980

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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