

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
3 21 PM '81
DONNIE TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WARREN MCLEOD AND SYBIL MCLEOD

(hereinafter referred to as Mortgagor) is well and truly indebted unto JO ANN P. JONES

(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

SIXTY THOUSAND AND 00/100----- Dollars (\$ 60,000.00) due and payable
as follows: Amortized over a 25 year period at ten (10%) per cent interest; pay-
ments shall be made by monthly installments of \$545.22 for 35 months, beginning
April 30, 1981 and due on the same day of each month thereafter with the 36th pay-
ment being a balloon payment of all principal and interest then due and owing.

~~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:~~

~~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:~~

~~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:~~

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, shown and designated as Lot no. 18 on plat of BOTANY WOODS, INC., recorded in the RMC Office for Greenville County in Plat Book YY at page 173 and also shown on a more recent plat of "Property of Warren McLeod and Sybil McLeod" dated March 30, 1981, prepared by Freeland & Associates, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Kingsridge Drive, joint front corner of lots 18 and 19 and running thence along Kingsridge Drive, S 41-42 W., 112.44 feet to an iron pin at the intersection of McKinney Lane and Kingsridge Drive; thence with said intersection, the chord of which is S. 83-30 W., 37.44 feet to an iron pin on McKinney Lane; thence with said Lane, N. 55-24 W., 108.10 feet to an iron pin; thence turning and running along the rear lot line of lot 18, N. 42-38 E., 180.31 feet to an iron pin; thence turning and running with the common line of lots 18 and 19, S. 36-41 E., 131.98 feet to an iron pin on the northwesterly side of Kingsridge Drive, being the point of beginning.

This is the identical property conveyed to Jo Ann P. Jones, as Trustee for Warren McLeod and Sybil McLeod, dated March 31, 1981 and recorded of even date herewith.

3CTO
--- 1 AP. 1 81
102

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
24 00 17

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.

0.936

4328 RV.2