

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE VOL 1689 PAGE 765  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James M. Jones and Nancy C. Jones  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Ethel 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 Twenty Thousand Six Hundred and no/100-----  
-----Dollars (\$20,600.00 ) due and payable

according to the terms of a note executed of even date herewith and incorporated herein by reference

~~with interest thereon to be paid~~

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,

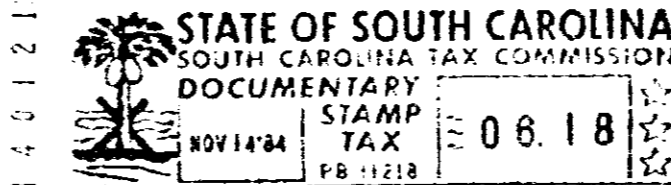
ALL that certain piece, parcel or tract of land situate, lying and being on the South side of White Horse Road Extension and on the West side of Tubbs Mountain Road, Greenville County, South Carolina, as shown on a plat of survey prepared by Jeffery M. Plumblee, and recorded in the RMC Office for Greenville County in Plat Book 102 at page 52, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Tubbs Mountain Road approximately 109 feet from the intersection with White Horse Road and running thence S. 10-53 W. 256.5 feet to a nail and cap; thence S. 14-19 W. 74.9 feet to a nail and cap; thence S. 18-50 W. 175.1 feet to a nail and cap; thence S. 17-39 W. 80.1 feet to a nail and cap; thence S. 15-13 W. 130.0 feet to a nail and cap; thence S. 12-44 W. 100.0 feet to a nail and cap; thence S. 10-32 W. 84.2 feet to a nail and cap; thence N. 88-25 W. 260.3 feet to an iron pin; thence S. 75-00 W. 735.0 feet to a new iron pin; thence in the same line S. 75-00 W. 11.0 feet to an iron pin in the line of McCauley; thence N. 52-05 W. 100.5 feet to a stone marker near a bobbed wire fence; thence N. 27-38 E. 973.8 feet to a nail and cap in the center of White Horse Road Extension; thence with the center of said Road N. 80-43 E. 54.1 feet to a nail and cap; thence N. 77-13 E. 393.1 feet to a nail and cap; thence following the old roadbed S. 81-42 E. 161.1 feet to an iron pin; thence N. 83-47 E. 115.9 feet to an iron pin; thence N. 67-22 E. 126.2 feet to a nail and cap in the center of Tubbs Mountain Road at the point of beginning and containing 18.1 acres, more or less.

THIS conveyance is subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property inherited by the Grantor herein from the Estate of Medus B. Jones as shown by the File of the Probate Court for Greenville County at 83ES2300237.

IT IS UNDERSTOOD that the Borrower may prepay the Note in full without penalty.



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.