

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mar 8 4 04 PM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EDITH E. JONES

hereinafter referred to as Mortgago:) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

hereinafter referred to as Mortgagee) as evidenced by the Mortgago's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Seventy One Thousand One Hundred Sixty Three and 96/100** Dollars (\$ 71,163.96) due and payable in accordance with terms of note of even date herewith.

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly

WHEREAS, the Mortgago may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgago's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgago, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgago 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 Mortgago 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, near the City of Greenville, at the north-east intersection of Smythe Street and Drayton Avenue, S.C. Highway No. 183 (also known as Cedar Lane Road), known and designated as portions of Lots 1, 2, 3, 7, 8, and 9 of Block DD of a subdivision known as Riverside, and having, according to a plat entitled Property of Tremarco Corporation near Greenville, S.C., prepared by Dalton & Neves, December, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northeast intersection of said Smythe Street and Drayton Avenue and running thence with the east side of Smythe Street N. 14-53 E., 118 feet to an iron pin at the intersection of said Street with a ten (10) foot alley; thence with the south side of said alley S. 79-57 E., 121.8 feet to an iron pin at a right angle turn of said alley; thence continuing with said alley on its west side S. 10-14 W., 15 feet to a right angle turn of said alley; thence continuing with said alley on its south side S. 79-57 E., 50 feet to an iron pin at the joint corner of property now or formerly of J. J. Odom; thence with the joint line of said property S. 10-14 W., 55.8 feet to an iron pin in the northern side of Drayton Avenue; thence with the north side of Drayton Avenue S. 85-37 W., 187.5 feet to an iron pin in the northeast intersection of Smythe Street and Drayton Avenue, the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in a subdivision known as Riverside as shown on plat recorded in Plat Book "A", Page 323, and having the following metes and bounds:

BEGINNING at a point on the north side of Cedar Lane Avenue, corner of old street car line and the public street lying east of Lot 24 of Block AA, and running thence with the north side of Cedar Lane Avenue S. 79-57 E., 30 feet to an iron pin; running thence in a northerly direction 260 feet, more or less, to a point on the south side of Colonial Avenue in the old street car line cut; thence with the south side of Colonial Avenue, N. 79-57 W., 30 feet to the edge of the public street; running thence along the east side of Lot 12 of Block AA; thence with said Street in a southerly direction 260 feet, more or less, to the beginning corner.

ALSO: All that other piece of property in a subdivision known as Riverside beginning at an iron pin on the Cedar Lane Road and running thence 30 feet to an iron pin and running back in parallel lines 250 feet and being a portion of the property conveyed to the Greenville Traction Company by James A. Finley and being all the lands fronting on the Cedar Lane Road deeded to said Company. See quit claim deed of Kirkman G. Finley to G. O. Jones recorded in Deed Book 230, Page 91.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee against and against the Mortgago and all persons whomsoever lawfully claiming the same or any part thereof.

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