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State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

We, M. M. Jones and Christine T. Jones, of Greenville, S. C., SEND GREETINGS:

WHEREAS, we the said M. M. Jones and Christine T. Jones

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Three Thousand and No/100 - - - - - (\$ 3,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Thirty and No/100 - - - - - (\$ 30.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we, the said M. M. Jones and Christine T. Jones

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to us,

the said M. M. Jones and Christine T. Jones in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, located about seven miles west of the City of Greenville on the Scuffletown Road, and having the following metes and bounds, to-wit:

"BEGINNING at a point in the center of the Scuffletown Road at the corner of a small tract recently conveyed by the mortgagors to J. H. Phillips, and running thence along the line of the Phillips' tract, and continuing, N. 85 E. 77.8 feet to an iron pin; thence S. 85 W. 132.4 feet to a nail and cap in the center of Scuffletown road; thence along the center of said road, in a northerly direction 221.3 feet, more or less, to the beginning corner."

The above described lot is a portion of the same as conveyed to us by J. O. Turner by deed dated Dec. 9, 1947 and recorded in the R. M. C. office for Greenville County in Vol. 330 at page 31, and includes all of the property conveyed to us by J. H. Phillips by his deed dated April 20, 1953 and recorded in Vol. 476 at page 485.