

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1170 PAGE 153

OCT 21 3 04 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, First Federal Savings and Loan Association of Greenville, South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto Tinie C. Jones and William Adrel 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 Nine Thousand, Six Hundred Fifty Six and
No/100 ----- Dollars (\$29,656.00 -) due and payable
Ninety-Eight Hundred Eighty-Five and 33/100 (\$9885.33) Dollars on or before October 21, 1971,
together with interest at 8 per centum per annum; Ninety-Eight Hundred Eighty-Five and 33/100
(\$9885.33) Dollars on or before October 21, 1972, together with interest at 8 per centum per
annum, and the balance to be paid on or before October 21, 1973, together with interest at
eight per centum per annum
with interest thereon from date at the rate of 8 per centum per annum, to be paid: 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, within the corporate limits of the City of Greenville, at the intersection of the southern side of Augusta Street with the western side of Augusta Drive, being known and designated as the major portion of Lot No. 4 on a plat of Augusta Circle as prepared by R. E. Dalton, Engineer, November, 1921 and recorded in the R. M. C. Office for Greenville County in Plat Book E, pages 226-227 and having, according to a more recent plat entitled "Property of First Federal Savings and Loan Association of Greenville, South Carolina" prepared by William R. McCoy dated June 24, 1970, the following metes and bounds, to-wit:

BEGINNING at a drill hole in a wall at the intersection of Augusta Street and Augusta Drive and running thence with the western side of Augusta Drive, S. 29-41 W. 215.65 feet to an iron pin; thence along the line of property now or formerly owned by Almay P. Kasey, N. 55-30 W. 100 feet to an iron pin in the line of Lot No. 5; thence along the line of Lot No. 5, N. 29-45 E. 217.85 feet to an iron pin on the southern side of Augusta Street (U. S. Highway No. 25); thence with Augusta Street, S. 54-11 E. 100 feet to the beginning corner. Said property is the same conveyed to Tinie C. Jones and William Adrel Jones by Ruth H. Lynch by deed dated December 3, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 612, page 51. The said William Adrel Jones conveyed his undivided one-half interest in said property to Tinie C. Jones by deed dated January 13, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 642, page 286.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 428

SATISFIED AND CANCELLED OF RECORD

14 DAY OF Sept. 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:40 O'CLOCK A M. NO. 7809