

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
SEP 22 12 07 PM '74
CONNIE S. TANNERLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, NANCY S. JONES
(hereinafter referred to as Mortgagor) is well and truly indebted unto ELIZABETH BRADLEY BENTLEY
of James E. Jones, Jr. and Nancy S. Jones
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note/of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of
THIRTEEN THOUSAND EIGHT HUNDRED THREE AND 01/100 Dollars (\$ 13,803.01) due and payable
on demand

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: Annually

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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, the Mortgagee's heirs, successors and assigns:

~~ALL that lot of land being known as Lot 413 on plat of Section D of Gower Estates made by R. K. Campbell and Webb Surveying and Mapping Co., dated May, 1964, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book RR, at Pages 192 and 193, and having according to said plat, the following metes and bounds, to-wit:~~

ALL that lot of land being known as Lot 413 on plat of Section D of Gower Estates made by R. K. Campbell and Webb Surveying and Mapping Co., dated May, 1964, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book RR, at Pages 192 and 193, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pimlico Road at the joint front corner of Lots 412 and 413 and running thence along the line of Lot 412, S. 75-56 W. 175 feet to an iron pin; thence N. 14-04 W. 110 feet to an iron pin; thence with the line of Lot 414, N. 75-56 E. 175 feet to an iron pin on the western side of Pimlico Road; thence along Pimlico Road, S. 14-04 E. 110 feet to the beginning corner.

This is the same property conveyed to mortgagor herein by deed of Barbara W. Ellison, dated September 16, 1974, and recorded the same date in the R.M.C. Office for Greenville County, S. C. in Deed Book 1006, at Page 766.

This mortgage is intended to be junior in lien to that certain real estate mortgage executed by Nancy S. Jones to First Federal Savings and Loan Association, dated September 16, 1974, and recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1322, at Page 630.

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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 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.

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