

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S.C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William C. Jones and Masako S. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Palmetto Bank, P. O. Box 728, Simpsonville, South Carolina 29681

(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 Five Thousand Five Hundred and No/100-----Dollars \$5,500.00 ; due and payable in monthly installments of One Hundred Eighty-nine and 35/100 (\$189.35) Dollars beginning August 14, 1978, and continuing on the 14th day of each month for 36 months, or until paid in full,

with interest thereon from date at the rate of / see note per centum per annum, to be paid: as aforesaid.

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, being known and designated as the William C. Jones and Moska S. Jones tract on a plat of property of W. Harold Jones, William C. Jones and Moska S. Jones, dated June 20, 1972, prepared by Jones Engineering Service and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern edge of a County Road at the joint front corner with property of W. Harold Jones and running thence with said County Road, N. 22-27 E., 157.0 feet to an iron pin at the joint corner with property now or formerly of Garrett; thence with the Garrett property line N. 71-11 W., 580 feet to an iron pin at the joint corner of property now or formerly of Phillips; thence with the Phillips property line N. 70-43 W., 240 feet to an iron pin at the joint rear corner of Lot 12 Woodland Village Subdivision; thence S. 8-57 W., 250 feet to an iron pin at the joint rear corner of Lots 10 and 11 Woodland Village Subdivision; thence S. 78-07 E., 755.1 feet to an iron pin on the County Road, being THE POINT OF BEGINNING.

This being the identical tract of land conveyed to William C. Jones and Masako S. Jones, the Mortgagors herein, by deed of Jimmy C. Langston and Alvin W. Green, recorded September 30, 1976, at Deed Book 1043, Page 785, in the R. M. C. Office for Greenville County, South Carolina.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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.

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