

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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CO. S. C.  
J 28 AM '79  
H.C. WERSLEY

BOOK 1482 PAGE 420

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STEPHEN G. JONES,

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
SOUTH CAROLINA NATIONAL BANK

(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

SIXTY THOUSAND AND NO/100-----Dollars (\$ 60,000.00 ) due and payable

Per terms of note dated August 21, 1979.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, which is located on the northern side of East Avenue (formerly known as Ann Street) which is the western 52-feet of of the lot known and designated as Lot 14, Block 5, Sheet 39, on the City Block Book Records; and, which is described more particularly as follows:

BEGINNING at a point on the northern side of East Avenue, at the corner of Lots Nos. 13 and 14, and running thence with the northern side of East Avenue N. 80-15 E., 52-feet to a point on the northern side of said Avenue; thence N. 10-30 W. 200-feet to a stake; thence 80-15 W., 52-feet to an iron pin; and, thence S. 10-30 E., 200-feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage to Southern Bank & Trust Company as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1412, at Page 792 on October 13, 1977 and having an approximate balance of \$17,000.00.

This is the same property conveyed to the mortgagor by deed of Agnes M. Gossett and Kenneth L. Gossett by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 1066, at Page 133, recorded on October 4, 1977.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as a 2.9 acre tract on plat of property of Stephen G. Jones, prepared by Jones Engineering Service, dated November 9, 1977, and having according to said plat, the following metes and bounds, to-wit: Plat recorded in Plat Book 6N, at Page 13.

BEGINNING at a large bolt in the center of Altamont Road joint front corner of property herein described and property now or formerly of Raines; running thence along common line, S. 18-14 E. 358.8-feet to an iron pin; thence turning and running along rear of property herein described, S. 80-10 W. 652.5-feet to a point; thence turning and running, N. 10-34 E. 130-feet to a railroad spike in the center of Altamont Road; thence along center of Altamont Road, the following courses and distances: S. 83-34 E. 9-feet to a point; N. 80-41 E. 100-feet to a point; N. 54-51 E. 100-feet to a point; N. 57-43 E. 100-feet to a point; N. 67-33 E. 100-feet to a point; N. 43-32 E. 100-feet to a point; N. 33-47 E. 100-feet to a point; thence N. 37-22 E. 31.6-feet to a large bolt, point of beginning.

This being the same property conveyed to the mortgagor by deed of Douglas M. Raines and Marcia C. Raines as recorded in the R.M.C. Office for Greenville County in Deed Book 1073, at Page 569 on February 13, 1978.

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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