

Act 2 Box 1434
Marietta, S.C. 29661 MORTGAGE OF REAL ESTATE

BOOK 1507 PAGE 669

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MS TO ALL WHOM THESE PRESENTS MAY CONCERN:

SONNERSLEY

WHEREAS, Joan D. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles I. McCorkle and Coralee McCorkle

(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 and no/100 Dollars (\$ 5,000.00) due and payable

according to terms of a promissory note of even date

XX 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

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, located approximately five (5) miles Northwest of Marietta, being bounded on the North by land of Ellison, road intervening, on the South by land of Ellison, on the East by Tract No. 2, and on the West by Sherwood Road, containing one (1) acre, and being known and identified as Tract No. 1 on a plat of T. Craig Keith, Surveyor, dated December 22, 1973, and according to said plat having the following courses and distances, to-wit: BEGINNING at Northwest corner of land herein conveyed at nail in center of Sherwood Road; running thence along center of road S. 84-30 W. 150 feet to iron pin; running thence S. 64-15 E. 134 feet to iron pin; thence leaving road and running thence along line of Tract No. 2 S. 25-45 W. 154 feet to iron pin; running thence along line of land of Ellison N. 65-30 W. 262 feet to iron pin in center of Sherwood Road; running thence along the center of Sherwood Road N. 19-00 E. 106.3 feet to the BEGINNING corner.

ALSO: A road twenty (20) feet in width runs easterly from Sherwood Road as shown on the plat aforesaid to Tract No. 2 as shown on said plat. The center of this twenty (20) foot road is the northerly line of the lot hereinabove conveyed. As to said twenty (20) foot road the grantor reserves the right in himself, his heirs and assigns, as owners of the land bounded said road on the North side thereof and on the East end thereof, the free and unobstructed use thereof for access, including access by motor vehicle to said adjoining and adjacent land, the grantees herein, their heirs and assigns, shall have the right to use the twenty (20) foot road for access to their lot.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, located approximately five (5) miles Northwest of Marietta, being bounded on the West by other lands of Reece, and on the North, East and South by Ellison, being designated as Tract Number Two (2) on plat of T. Craig Keith, Surveyor, dated December 22, 1973, and more particularly described according to said plat as follows to-wit: BEGINNING at an iron pin, the Northwest corner of the lot herein conveyed and running thence S. 75-30 E. 125 feet to a point; thence S. 26-15 W. 160 feet to a point; thence N. 85-45 W. 130 feet to an iron pin; thence N. 24-45 E. 184 feet to the BEGINNING corner.

This is the identical property conveyed to the Mortgagor herein by deed from Andy T. Ritchie and Phyllis R. Ritchie of even date to be recorded herewith in the R.M.C. Office for Greenville County.

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 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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