

LAW OFFICES OF JAMES W. FAYSSOUX, JR. GREENVILLE, SOUTH CAROLINA
MORTGAGE OF REAL ESTATE S. C. REC: 1539 REG: 270

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, WILLIAM H. JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS M. HUGHES AND PATRICIA HUGHES

(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 NINE HUNDRED AND NO/100

Dollars (\$ 900.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

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, the Mortgagee's heirs, 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 shown and designated, on plat of property entitled "Property of T. M. Hughes", prepared by Aaron M. Thompson on October 9, 1980, as Lot 5 and containing 11,883 square feet, and having, according to said plat, metes and bounds, to-wit:

BEGINNING at an iron pin at the Northern corner of a private drive as shown on said plat and running thence S. 54-16 W. 20.34 feet; thence running along the joint line of Lots 5 and 4, S. 63-15 W. 91.09 feet to an iron pin; thence turning and running N. 26-50 W. 89 feet to an iron pin; thence turning and running N. 39-16 E. 108.6 feet to an iron pin; thence turning and running S. 32-50 E. 86.75 feet to an iron pin; thence running S. 30-32 E. 43.8 feet to an iron pin, the point of beginning.

ALSO: An easement for ingress and egress to the above described property along that certain drive as shown on said plat.

This being the same property acquired by the Mortgagor by deed of Thomas M. Hughes and Patricia Hughes of even date to be recorded herewith.

MORTGAGEES' MAILING ADDRESS: 310 Cardinal Drive
Taylors, S. C. 29687

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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 is 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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