

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
FEB 25 4 35 PM 1983
DONNIE S. TAMMERSLEY
R.M.C.

1595-1839

WHEREAS, JAMES L. JONES and MARVIN O. JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY
whose address is P.O. Box 8, Williamston, SC 29697

(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

Thirteen thousand eight hundred eighty-two and 31/100 Dollars (\$ 13,882.31) due and payable
in eighty-four (84) equal, consecutive monthly installments of \$276.22, commencing
April 1, 1983, and continuing thereafter until paid in full,

with interest thereon from date at the rate of 16% APR per centum ~~per annum~~ to be paid: monthly

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, containing 3.3 acres, more or less, situate, lying and being in Oaklawn Township, Greenville County, South Carolina, being shown and designated on a Survey for MARVIN O. JONES and JAMES L. JONES, prepared January 19, 1983, by Carolina Surveying Co., recorded in the RMC Office for Greenville County in Plat Book 9-N, Page 60, and having, according to said Plat, the following metes and bounds:

NNING at a nail and cap in the center of Holland Ford Road, joint corner with property now or formerly of William C. Jones, and running thence S 80-55 W, 622.7 feet to an iron pin; thence with the line of property now or formerly of Lillie Mae Galloway Roach, N 21-30 E, 333 feet to an old iron pin; thence with the line of property now or formerly of John R. and Jacqueline Chapman, N 86-00 E, 441.8 feet to an old nail in the center of Holland Ford Road; thence with Holland Ford Road, S 12-07 E, 248 feet to a nail and cap, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Rosemary J. Womack and William L. Jones, dated February 25, 1983, to be recorded simultaneously herewith.

RECORDED
INDEXED
DOCUMENTARY
STAMP
FEB 25 1983
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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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