

1004-557

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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FILED
GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

Mar 13 2 57 PM '74 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Harry Jones, am

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company

(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-Five Thousand and No/100

----- Dollars (\$ 65, 000. 00) due and payable
Seven Hundred Thirty-Nine and 72/100 (\$739. 72) Dollars on the 18th day of April,
1974, and Seven Hundred Thirty-Nine and 72/100 (\$739. 72) Dollars on the 18th day of
each and every succeeding month thereafter until paid in full; payments to be applied first
to interest and then to the remaining principal balance due from month to month *
with interest thereon from date at the rate of nine per centum per annum, to be paid: monthly
*Mortgagor is given the right of anticipating payment of the whole or any part thereof
without penalty.

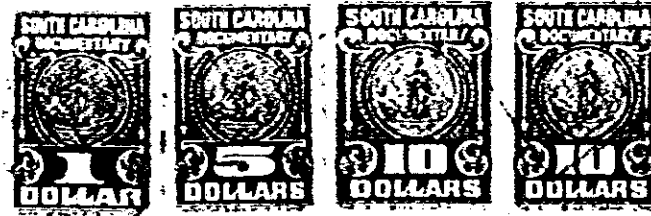
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, as is more fully shown on a plat entitled

"Survey for Rudolph Investment Corporation" prepared by Carolina Engineering and Surveying Company, dated November 2, 1973, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Tower Drive located N. 87-05 E. 195. 8 feet from the intersection of Tower Drive and South Carolina Highway #291 and running thence N. 12-57 E. 81. 1 feet to an iron pin; running thence N. 2-50 W. 67 feet to an iron pin; running thence N. 87-05 E. 81. 9 feet to an iron pin; running thence S. 2-55 E. 145 feet to an iron pin on the northern side of Tower Drive; running thence with the northern side of Tower Drive, S. 87-05 W. 104. 2 feet to the point of beginning; being a portion of the property conveyed to Rudolph Investment Corporation by Robert M. Graves, et al. by deed dated August 23, 1973, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 984 at Page 489.



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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