

GREENVILLE CO. S. C.  
APR 29 1974

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

WHEREAS, I, James S. Jenkins

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

Southern Bank and Trust Company, Piedmont, S. C.

(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

Ten thousand and no/100----- Dollars (\$ 10,000.00 ) due and payable  
in monthly installments of \$207.59 each, including principal and interest, to be first  
applied to interest and balance to principal, the first of these due on June 10, 1974 with  
a like amount being due on the 10th day of each calendar month thereafter until entire  
amount of debt is paid in full  
with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 9 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 piece, parcel or lot of land with improvements thereon ( known as  
Piedmont Barber Shop Building ) situate, lying and being on the Westerly side of  
Main Street in the Town of Piedmont, County of Greenville, State of South Carolina ,  
and known and designated as Lot 7 on a plat entitled " Property of Piedmont  
Manufacturing Co. , Greenville County, Piedmont, S. C. " made by Dalton & Neves,  
April, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book Z  
at page 11 and having, according to said plat, the following metes and bounds :

BEGINNING at an iron pin at the Southwestern corner of Main Street and Front Street  
and running thence along the westerly side of Main Street, S. 34-08 W. 27 feet to a  
point opposite the center of a 13" party wall and at the joint front corner of Lots 6  
and 7 ; thence along the center of said 13" party wall, N. 55-58 W. 43.3 feet to the center  
of another 13" party wall ; thence along the center of the second referred to 13 " party  
wall, N. 34-08 E. 22 feet to a point on the Northerly edge of the Northerly wall of the  
building hereby conveyed ; thence continuing N. 34-08 E. 5 feet to an iron pin on the  
Southerly side of Front Street ; thence along the Southerly side of Front Street,  
S. 55-58 E. 43.3 feet to an iron pin the point of beginning .

This property is conveyed subject to restrictive covenants of record, set back lines,  
road or passageways, easements and rights of way , if any , affecting the above  
described property .

This is the same property conveyed to James S. Jenkins by deed of Virginia L. Jenkins  
dated April 29, 1974 recorded simultaneously with this note and mortgage .



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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