

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 27 1974

DONNE S. TANKERSLEY

WHEREAS, John C. and Lee Verle T. Jarrard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pauline J. Whitmire

(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

Three Thousand Five Hundred and no/100----- Dollars (\$ 3,500.00) due and payable on the 1st day of October, 1974, in the sum of \$50.00 applicable first to interest then to principal, and a like sum on the first day of each month thereafter until paid in full. Mortgagor will carry insurance in the amount equal to the balance due.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: computed 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 GREENVILLE, Cleveland Township, designated at Lot 14-A situate on the Southern side of Circle Road and having, according to platt of property of P.D. Jarrard made by Terry T. Dill, October 14, 1958, the following metes and bounds, to-wit: and being located in

BEGINNING at an iron pin on the Southern side of Circle Road at the joint front corner of Lot 14-A and 16 and running thence with line of Lot 16, S. 9-49 E. 105 feet to pin; thence N. 68 E. 121-2 feet to pin at corner of Lot 14-B; thence with line of lot 14-B in a Northwest direction 110 feet to pin on Southern side of Circle Road; thence with Circle Road S. 67-39 W. 122 feet to the point of beginning.

Said premises being all of the property devised to the grantor by will of P. D. Jarrard, filed in apartment 1053, file 10, in the office of Probate Court of Greenville County. See Platt recorded in book 4C, page 129 and deed recorded to the grantor on October 29th, 1969, Vol. 878, page 377.

Being same property conveyed to Mortgagor this day by Mortgagee.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

080

4328 RV-2