

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 13 8 59 AM '77
J. H. STANFORD, CLERK
R.M.C.

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

WHEREAS, We, John F. Schneider and Mary Alice Jarrard (the future Mrs. John F. Schneider)
(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Jarrard, Sr. and Mildred C. Jarrard

(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

THIRTY-THREE THOUSAND & NO/100- - - - - Dollars (\$ 33,000.00- -) due and payable

with interest thereon from December 1, 1976 at the rate of SEVEN per centum per annum, to be paid: \$225.00 or more monthly beginning January 1, 1977.

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, in the Paris Mountain Township, and containing 3.0 acres as shown by Plat of Property of John F. Schneider, prepared by Carl F. Duncan, January 15, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5V, at Page 39, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Sulphur Spring Drive and running thence N. 23-00 E. 291.5 feet to an iron pin; thence running with the Center of Beedy River as the property line in an easterly direction, the traverse being: S. 59-48 E. 130.9 feet, S. 42-43 E. 155 feet, S. 49-15 E. 95 feet, S. 69-40 E. 165 feet, S. 87-46 E. 163 feet; thence with the center of a creek as the property line, the traverse being: S. 56-45 W. 158 feet; S. 64-10 W. 150 feet; thence running with Sulphur Springs Drive, N. 62-09 W. 66 feet to a point; thence continuing with said Drive, N. 67-23 W. 125 feet to a point; thence continuing with said Drive, N. 70-22 W. 200 feet to a point; thence continuing with said Drive, N. 65-35 W. 103 feet to an iron pin, the point of Beginning.

The purpose of this deed is to grant my wife-to-be one half interest in lot and house being constructed.

The within property is conveyed subject to all easements, rights-of-way, protective covenants and zoning ordinances.

This is the same property conveyed to John F. Schneider on August 13, 1976, by deed recorded in Greenville County RMC Office in Book 1041 of Deeds, page 189.



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.

4328 RV-2