

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, Richard P. Jones and Phyllis J. Jones  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah Ellen McKelvey Tolen

(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

Eleven Thousand, Eight Hundred and 00/100 ----- Dollars (\$ 11,800.00 ) due and payable

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 10% per centum per annum, to be paid: in accordance with the terms and conditions of the note of even date

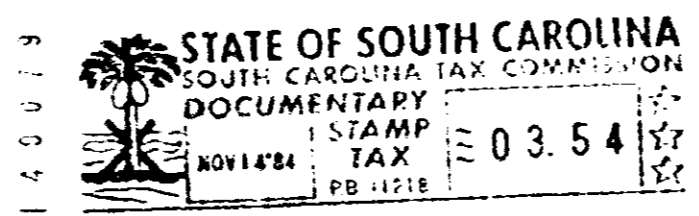
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, and being shown as a 16.83 acre tract of land according to a plat by Richard D. Wooten, Jr. said plat being dated October 3, 1984, and being entitled "Property of Richard P. Jones and Phyllis J. Jones" and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Lickville Road into the joint front corner of other property belonging to the mortgagee said point being 684 feet, more or less, from U. S. Highway 25 and running thence with center of Lickville Road the following metes and bounds, courses and distances: S. 31-16 W. 139 feet; S. 26-10 W. 200 feet; S. 29-47 W. 200 feet; S. 33-02 W. 200 feet; S. 36-19 W. 115.31 feet; thence leaving Lickville Road and running with other property now or formerly of the mortgagee N. 77-35 W. 1,087.71 feet to a point in line of property shown as tract 4 of the estate of W. A. McKelvey; thence with line of property now or formerly of W. A. McKelvey N. 51-30 E. 916.31 feet to an iron pin; thence N. 38-00 E. 108.70 feet to an iron pin in the line of property now or formerly of the mortgagee; thence with the line of property now or formerly of the mortgagee S. 77-35 E. 732.36 feet to an iron pin in the center of Lickville Road, the point of BEGINNING.

Being the same property conveyed to the mortgagee herein by deed of Sarah Ellen McKelvey Tolen said deed being dated October 1984, and recorded in the RMC office of Greenville County in Deed Book 1226 at page 325.



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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 is 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.