

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

APR 25 3 03 PM 1967

OLLIE FARRINGTON

MORTGAGE OF REAL ESTATE

BOOK 1055 PAGE 607

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James T. Gilbert

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul L. Jones & Bertha A. Jones

(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

-----Two Thousand & No/100----- Dollars (\$ 200.00 ) due and payable  
Five Hundred & No/100 (\$500.00) Dollars per year on principal, Plus 6 interest  
anually. First payment due in fifteen (15) months from date,

with interest thereon from date at the rate of 6 per centum per annum, to be paid:

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, containing 18.03 acres, more or less, as per survey made by G. A. Ellis, surveyor, March 4, 1947, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Settlement road, corner of a 4.52 acre tract, thence with said road S 74 W 629 feet to a bend; thence N 89 W 256.08 feet to a bend; thence continuing with said road N 45 W 198 feet to a bend; thence S 79 W 209.58 feet to an iron pin in said road; thence S 14 5/8 W 69.3 feet to a stone; thence S 75 1/4 W 735.9 feet to a stone OM; thence S 52 E 1353 feet to a stone OM; thence N 26 1/2 E 264 feet to a stone OM; thence N 71-1/4 E 278.06 feet to a stone NM, corner of 4.52 acre tract; thence with line of said 4.52 acre tract, N 9 1/2 E 650 feet to the beginning corner. LESS HOWEVER, that tract of land situated to the North of the abovedescribed property, being triangular in shape, frontage of 336.4 feet on the Old White Horse Road, containing 0.20 acres, and being the same property deeded by grantor to Kenneth Epps, said Deed recorded in the RMC Office for Greenville County.

The above described property is all of the same conveyed to Sarah Gilbert by Deed of Annie Peterson, November 8, 1958, recorded in the RMC Office for Greenville County in Book 610, Page 225. ALSO, this is the same property conveyed by the said Sarah Gilbert to Paul L. Jones and Bertha A. Jones by Deed on Oct. 30th, 1959, and recorded in the RMC Office for Greenville County, in Book 638, Page 33.

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.