

WHEREAS, Clyde J. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N.A.

(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 Twenty Five Thousand and No/100-----

-----Dollars (\$ 25,000.00) due and payable in monthly installments in the sum of \$303.33 each commencing on April 6, 1974 and on the 6th day of each month thereafter in the sum of \$303.33 until paid in full, all payments to apply first to interest with balance to principal. with interest thereon from date at the rate of eight (8%) percentum 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 piece, parcel or lot of land, together with all buildings and improvements thereon containing .78 acres, more or less, situate, lying and being at the northeastern corner of the intersection of Old Mill Road with the Miller Road in the City of Mauldin, Austin Township, Greenville County, South Carolina being a portion of Tract No. B on a plat of the property of Blake P. Garrett and David H. Garrett recorded in the RMC Office for Greenville County, S.C. in Plat Book MMM, page 151 and having according to a survey for Clyde J. Jones made by Carolina Surveying Company dated June 26, 1971, revised March 1, 1974, the following metes and bounds, to-wit:

BEGINNING at a point at the northeastern corner of the intersection of the Miller Road with the Old Mill Road and running thence along the eastern side of Old Mill Road, N. 65-32 W. 155 feet to an iron pin; thence along the line of property now or formerly owned by Walter W. Goldsmith, Trustee, N. 21-50 E. 251.8 feet to a point; thence along the line of other property owned by Clyde J. Jones, S. 29-57 E. 272.6 feet to an iron pin on Miller Road (said iron pin being located S. 55-11 W. 32 feet and S. 65-20 W. 128.7 feet from an iron pin at the corner of Windsor Park Subdivision on Miller Road); thence along the northern side of Miller Road, S. 55-11 W. 108 feet to an iron pin, the point of beginning.



Together with all and singular rights, members, hereditaments, 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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