

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

VOL 1673 PAGE 864

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 23 1984
DONNIE R. RILEY
R.M.C.

WHEREAS, I, Robert C. Jones,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gloria U. 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 One Hundred and Twelve Thousand Five Hundred and NO/100----- Dollars (\$ 112,500.00) due and payable

PER TERMS OF PROMISSORY OF EVEN DATE

with interest thereon from _____ date _____ at the rate of 10.0% per centum per annum, to be paid: per terms of note

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, on the northeastern side of Arcadia Drive shown on survey for Patewood Corporation prepared by Piedmont Engineers, Architects and Planners, dated May 18, 1978, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6P at Page 44 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Arcadia Drive, such point being 580 feet, more or less, from Rutherford Road and being at the intersection of Southern Railway spur track and the eastern side of Arcadia Drive and running thence along Arcadia Drive N. 66-42 W., 152.2 feet to a point; thence N. 44-44 W., 99.4 feet to a point; thence N. 32-46 W., 104.1 feet to a point; thence N. 61-02 E., 304.6 feet to a point in the center of Southern Railway spur track, a portion of such 304.6 feet being along the center of a party wall; thence along the center of such Southern Railway spur track, S. 28-11 E., 69.25 feet; thence S. 23-49 E., 30.3 feet; thence S. 13-13-05 E., 70.23 feet; thence S. 3-26 W., 99.94 feet; thence S. 25-14-54 W., 107.13 feet; thence S. 38-41-50 W., 15.5 feet to the point of beginning.

This is the identical property conveyed unto Robert C. Jones and Gloria U. Jones by Deed of Patewood Corporation dated May 26, 1978, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1079 at Page 937. Subsequently, Gloria U. Jones deeded her one-half interest in and to Robert C. Jones by Deed dated the _____ day of _____, 1984, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book _____ at Page _____.

This Mortgage is second and junior in priority to that certain Mortgage given by Robert C. Jones and Gloria U. Jones, dated August 10, 1981, and recorded in the RMC Office for Greenville County, SC, in Mortgage Book 1549 at Page 650.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUL 23 1984
STAMP
TAX \$ 33.75

400 8

3180 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 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.

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