

JUL 30 1984
DONALD S. [unclear]

Mortgage Deed

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THIS MORTGAGE DEED, executed this 19 day of July A.D., 1984

between Woodrow Wilson Jones and Elizabeth V. Jones
hereinafter called the Mortgagor, which term as used in every instance shall include the Mortgagor's heirs, executors, administrators, successors, legal representatives and assigns, either voluntary by act of the parties, or involuntary by operation of law, and shall denote the single and/or plural, and the masculine and/or feminine, and natural and/or artificial persons, whenever and wherever the context so requires or admits, party of the first part, and BANKERS INSURANCE COMPANY of St. Petersburg, Fla
herein referred to as "BANKERS"

hereinafter called the Mortgagee, which term as used in every instance, shall include the Mortgagee's heirs, executors, administrators, successors, legal representatives and assigns, whenever and wherever the context so requires or admits, party of the second part.

WITNESSETH: That for divers good and valuable considerations, and also in consideration of the aggregate sum of money named in the promissory note _____ of even date herewith, hereinafter described, (the term note as hereafter used shall denote the singular, if one note, or the plural, if more than one note, is secured by this mortgage), the Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee in fee simple, the following described real estate, of which the Mortgagor is now seized and possessed and in actual possession, situate in the County of Greenville State of Florida, to wit SC

THIS MORTGAGE DEED is accepted as collateral for a bail bond, P.A. No. 82-6590, 82-6665 posted on behalf of Woodrow W. Jones and shall be returned when all obligations arising from this undertaking have been satisfied with no loss to "BANKERS" and/or its agents. In the event of forfeiture of the above mentioned bond or any violations of the Bond Agreement entered into in connection with said bond. It is the intention of this mortgage and the note secured herein, that it shall serve as full and complete security on the above described bond, and to hold "BANKERS" and/or its agents, harmless for any loss whatsoever sustained in connection with said bond. This Mortgage and the Note secured by it shall serve as full security for the above described bail bond, any extension, substitutions or increments. THE OBLIGATION created by the Note secured by this Mortgage is for a future advance to be made only upon the forfeiture of the bail bond described herein. Therefore, no State Stamps or Intangible taxes are required for the recording of the same..**

TOGETHER WITH all structures and improvements now and hereafter on said land, and the fixtures attached thereto, and all rents, issues, proceeds and profits accruing and to accrue from said premises, all of which are included within the foregoing description and the habendum hereof. Also all gas, steam, electric, water and other heating, cooking, refrigerating, plumbing, ventilating, irrigating and power systems, appliances, fixtures, and appurtenances, including air-conditioning ducts, machinery and equipment, which are now or may hereafter pertain to or be used with, in or on said premises, though they be either detached or detachable.

TOGETHER with all furniture, furnishings, fixtures and equipment contained in or appurtenant to said premises, or which may hereafter from time to time be placed therein, and any substitution or replacement thereof. (Inventory attached hereto).

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the said Mortgagee, in fee simple.

AND THE SAID MORTGAGOR does hereby covenant with Mortgagee that said Mortgagor is indefeasibly seized of said land in fee simple; that said Mortgagor has full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for the Mortgagee at all times peaceably and quietly to enter upon, hold and occupy said land; that said land is free and clear of all other and prior liens, assessments, judgments, taxes and encumbrances; that said Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonable be required; and that said Mortgagor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons, whomsoever.

PROVIDED ALWAYS that if the Mortgagor shall pay unto the Mortgagee the sum of money aggregating \$ 50,000.00 mentioned in said promissory note _____ in the manner as therein specified, of which the following in words and figures is a true copy, to-wit:

**See Rule 4.54 paragraph 19 State of Florida Revenue Code.

Legal description of property:

All that parcel or lot of land situated on the east side of State Highway No. 415, about six miles northward from the City of Greer, Oneal Township, Greenville County, State of South Carolina, and being Lot No 57 in Seciton 1 of PARK VIEW according to survey and plat by J.D. Calmes, dated April, 1961, recorded in Plat Book WV, page 101, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the east side of the highway, corner of Lots Nos. 56 and 57, and running thence along the line of said lots, N. 38-23 E. 200 feet to an iron pin; thence N 51-37 W. 100 feet to an iron pin, corner of Lot No 58; thence along the line of Lot No 58, S. 38-23 W. 200 feet to the east side of the highway; thence along said highway, S. 51-37 E. 100 feet to the beginning corner. This is a portion of that property conveyed to Edward C. Bailey and Jean O Bailey by J. Claude Hale and A.E. Holton by deed recorded in Deed Book 675, page 145, R.M.C. Office for Greenville County.

Prepared By: Joanne M. Nicholas
for Action Bail Bonds, Inc.
600 S.W. 4th Avenue
Ft. Lauderdale, FL 33315

400 3 31004
X.E.J. Initial
X.W.W.J. Initial

RECORDED

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