

JUL 5 9 21 AM 1967

MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

BOOK 1062 PAGE 365

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Sloan O. Jones and Wanda C. Jones,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Virginia A. Joines, her heirs and assigns forever

(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 -----

Twelve Thousand One Hundred and No/100----- Dollars (\$ 12,100.00) due and payable

\$150.00 on the first day of each month for a period of six months beginning August 1, 1967 and thereafter commencing February 1, 1968 payable at the rate of \$100.00 on the first of each month; payments to be applied first to interest, balance to principal; balance due twelve years from date, with the privilege to anticipate payment at any time, with interest thereon from date at the rate of six per centum 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 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

All that parcel or tract of land situate in Chick Springs Township, Greenville County, State of South Carolina, located 370.9 feet off of the west side of St. Mark Road and containing 3 acres as shown on plat prepared by Terry T. Dill dated December 3, 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side boundary of mortgagors' property in line of property now or formerly owned by Joe E. Woodward and Virginia A. Joines which point is located 370.9 feet in a southwesterly direction from the west side of St. Mark Road as measured along Virginia A. Joines' southern side boundary line and running thence S. 34-30 W. 49.5 feet to an iron pin; thence S. 61-00 W. 99 feet to an iron pin; thence S. 15-36 W. 250.2 feet to an iron pin; thence S. 51-30 W. 238 feet to an iron pin; thence N. 37-24 W. 419 feet to an iron pin; thence N. 71-00 E. 249 feet to an iron pin; thence N. 29-15 E. 155 feet to an iron pin; thence S. 86-35 E. 145 feet to an iron pin; thence S. 23-11 E. 70 feet to the point of beginning. Being 3 acres carved out of the southwestern corner of a larger tract owned by the mortgagee. TOGETHER with the 30-foot wide right of way for driveway purposes across the property of Virginia A. Joines described in said deed.

The above is the same property conveyed to the mortgagors by the mortgagee by her deed of even date and recorded herewith. This is a purchase money mortgage.

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.

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FOR SATISFACTION TO THIS MORTGAGE SEE
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