CREENVICE

MORTGAGE OF REAL ESTATE—1992-236 NAME & BRISSEY, Attorneys at Law, Greenville, S. C.

BOOK 1057 PAGE 347

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, Charles H. Jones, Jr. and Gail A. Jones,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Motor Contract Company of Greenville, Inc.

(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

Four Thousand Eight Hundred Fifty-Five and 20/100----- Dollars (\$ 4,855.20 ) due and payable

Due and payable at the rate of \$80.92 per month for sixty (60) months beginning September 21, 1967 and continuing thereafter until paid in full.

with interest thereon from

maturity

at the rate of seven

per centum per annum, to be paid:

on demand

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, in Paris Mountain Township, on the southern side of Mountain Creek Road, which is a portion of the property conveyed by Sadie Mae Waddell to Joe S. Allison by deed recorded in the Office of R. M. C. for Greenville County in Deed Book 285, at Page 84 which is described more particularly on a plat of the Property of Charles H. Jones and Gail A. Jones prepared by Jones Engineering Service dated May 19, 1965 and, according to said plat, is described more particularly as follows:

BEGINNING at a point in the center of Mountain Creek Road, which point is 340.4 feet, more or less, approximately N. 67-30 W. from the intersection of Mountain Creek Road and an old road shown on the above mentioned plat and running thence S. 22-30 W. 225 feet to an iron pin; thence N. 67-30 W. 200 feet to an iron pin; thence N. 22-30 E. 225 feet to a point in the center of said road and thence along the center line of the road S. 67-30 E. 200 feet to the point of beginning.

ALSO, the right, privilege and easement of the necessary and reasonable width along a line from the southermost corner of the property hereby conveyed to a spring on the property of Joe S. Allison, which line is approximately S. 28-30 W. 840 feet, more or less, for the purpose of piping water from that spring to the lot hereby conveyed for use on that lot and for the purpose of maintaining a pipe line therefor and with the right to use such water from that spring as may be reasonable and necessary for habitation on the lot hereby conveyed.

This being the same property conveyed to the mortgagors by deed dated June 1, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Book 774, at Page 582.

This is a second mortgage being junior in lien to that certain mortgage given to First Federal Savings & Loan Association in the original amount of \$17,100.00 dated October 12, 1965 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1010, at Page 347.

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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Office Sameworth

R. M. C. FOR GREENVILLE COUNTY, S. C. AT 12:48 O'CLOCK P. M. NO. 22896