

OCT 31 4 48 PM 1967

BOOK 1075 PAGE 173

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **We, Donald Kenneth Jones and**

Jean S. Jones,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 **Seventeen Thousand and Five Hundred-----**

DOLLARS (\$ 17,500.00), with interest thereon from date at the rate of **Six & three-fourths (6-3/4%)** per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Chick Springs Township, located on the southeast side of Grand Teton Drive and being shown and designated as all of Lot No. 12 on plat of "TETON FOREST", Section 1, made for John H. Greer, by John A. Simmons, Surveyor, dated September 17, 1965, and recorded in Plat Book "LLL", page 129, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the southeast side of said drive at the joint front corner of Lots Nos. 11 and 12 and running thence, S. 46-19 E. 180 feet as the common line of said lots to an iron pin, joint rear corner of Lots 11 and 12; thence S. 43-41 W. 105 feet to an iron pin at the joint rear corner of Lots 12 and 13; thence N. 46-19 W. 180 feet as the common line of Lots 12 and 13 to iron pin on Grand Teton Drive; thence N. 43-41 E. 105 feet along Grand Teton Drive to the beginning corner.

The property is conveyed subject to restrictions recorded in Deed Book 787, page 312, R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.