

4:10 P.M.
OCT 21 1968

BOOK 1106 PAGE 531

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Charles S. Jenkins and Sue J. Jenkins of Greenville County

WHEREAS, We, Charles S. Jenkins and Sue J. Jenkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. Hopkins

(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

Two thousand three hundred and no/100- - - - - Dollars (\$2,300.00) due and payable

~~as follows:~~
TO be paid in monthly installments of \$40.00 each month beginning Nov. 16, 1968 and continuing each month until paid in full, such payments to be applied first to the payment of interest computed at the rate of seven (7) percent per annum and then to the reduction of the principle amount.
with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-annually

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, Town of Piedmont, as shown on a plat thereof entitled "Property of Piedmont Mfg. Co." made by Dalton & Neves, May, 1959, and recorded in the R.M.C. office for Greenville County in Plat Book "Z" at page 155, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in center line of main line of the Southern Railway and running thence along the center of said Railway S. 1-59 W. 339.3 feet to iron pin; thence S. 88-25 W. 197.4 feet to iron pin; thence N. 2-03 E. 274.5 feet to an iron pin in center line of railroad spur tract; thence N. 70-32 E. 211.4 feet to an iron pin, the point of beginning.

This being that same piece of land conveyed to us by Southern Bank and Trust Company, Williamston, S. C., Successor by Merger to The Pelzer-Williamston Bank by their deed dated of even date and duly recorded along with this mortgage.

Together with all and singular rights, members, herditaments, 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.

Handwritten signatures and notes:
The Mortgagor signed by: *Charles S. Jenkins*
Sue J. Jenkins
Witnessed by: *W. A. Hopkins*
Notary Public for S.C.
My Comm. Expires: *10-15-76*
Notary Public for S.C.
My Comm. Expires: *10-15-76*
RECORDED AND INDEXED BY: *122*
DATE: *Nov. 76*
BY: *James H. Law*
R.M.C. FOR ORIGINAL: *1-1-62*

FOR SATISFACTION TO THIS NOTE SEE
SATISFACTION BOOK 1106 PAGE 531