

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE, S.C.
OCT 16 2 42 PM '70
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Home Improvement & Supply Co.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wm. Claud Jones

(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

Six Thousand Nine Hundred and No/100 - - - - - Dollars (\$6,900.00) due and payable in monthly installments of \$115.00 commencing 30 days from date, and continuing thereafter monthly until paid in full,

after maturity or default
with interest ~~thereon~~ at the rate of 6 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 Greenville, in Paris Mountain Township, lying and being on the southeast side of the Putman Road and being known and designated as lot #1 on the property of John K. Keller, shown on a plat thereof by W. J. Riddle, surveyor, dated a re-subdivision of the greater part of Lots No. 23 and 24 of Farr Estates as shown by a plat there of recorded by Patton and Neves Engineers dated July 1941 and recorded in the R.M.C. office in Plat Book "M" at Page 19, and having the following metes and bound to wit.

Beginning at an iron pin on the Southern side of Putman Road, Joint front corner of lot 1 of the re-subdivision above referred to and lot No. 25 of the Farr Estate and running thence s, 30 - 30 - E 270.2 feet to an iron pin in the line of lot No. 25, Farr Estates, rear corner of lots 1 and 2 thence N. 82 - 22 W. 262.5 feet to an iron pin on the eastern side of Putman Road, joint front corner of lots 1 and 2; thence along Putman Road, No - 38 E 79 feet to an iron pin; thence still with Putman Road, N 32 - 10 - E. 79 feet to an iron pin; thence still with Putman Road, N 57 - 00 E 95.5 feet to the beginning corner.

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.