

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE: CO. S. C. MORTGAGE OF REAL ESTATE
OCT 16 2 42 PM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1169 PAGE 531

WHEREAS, I, Virgil C. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. D. Shedd,
Wilcon Drive, Greenville, 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

Ten Thousand and No/100 - - - - - Dollars (\$10,000.00) due and payable
in monthly installments of \$200.00, commencing 30 days from date, and
continuing thereafter monthly until paid in full,

after maturity or default

with interest thereon ~~XXXX~~ 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

Beginning at an iron pin on the Cedar Lane Road at the corner of the Farr land and property of Winn and running thence with Cedar Lane Road, S. 66 - 30 - E 265 feet to an iron pin on Cedar Lane Road; thence S 25 - 45 W. 482 feet to an iron pin on line of Winn property; thence N. 53 - 15 W. 15 feet to an iron pin; thence N - 1 - 50 - W. 512 feet to an iron pin on Cedar Lane Road, which is the beginning corner, and containing one and one half acres, more or less, however a strip taken by the South Carolina State Highway Department for the purpose of widening Cedar Lane Road; being the same conveyed to us by J. E. Farr, Jr. by his deed dated August 15, 1959 and recorded in the R. M. C. office for Greenville county in deed Vol. 632, page 9.

This is the same property conveyed to the grantor herein by deed recorded in the R.M.C. office for Greenville County in Deed Book 659, at page 501.

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.