

GREENVILLE CO. S. C.

1321-918

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 9 11 23 AM '76
BONNIE C. TAYLOR, CLERK

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frank Jones and Marietta Jones (Also known as Mary Etta B. Jones)

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

BANKERS TRUST OF SOUTH CAROLINA, N. A.

(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 Eleven Thousand Six Hundred Forty Five and 28/100 Dollars (\$ 11,645.28) due and payable

in forty-eight monthly installments of Two Hundred Forty Two and 61/100 (\$242.61) Dollars each on the 5th day of each successive month hereafter, beginning April 5, 1976 until paid in full

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: after maturity

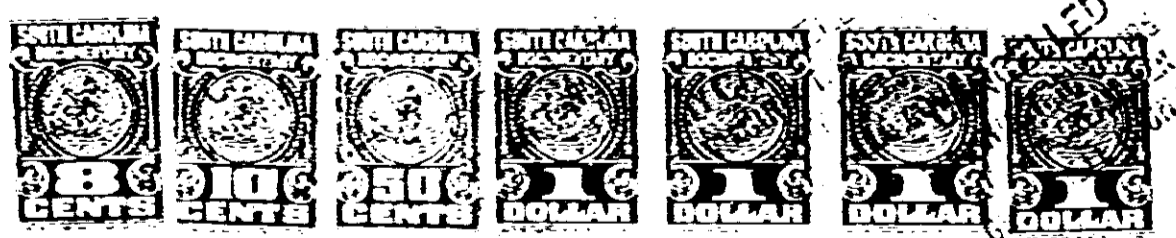
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 being shown and designated as Lot 14, Stall Street, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book A, at Page 155, and according to said plat, having the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of Stall Street at the joint front corner of lots 14 and 15, 100 feet from the intersection of Stall Street and Stratham Street and running thence along the joint line of said lots, S. 3/4 W., 118 feet to the joint rear corner of said lots; thence N. 86-1/2 W., 50 feet to an iron pin; thence N. 3/4 E., 118 feet to an iron pin on the southerly side of Stall Street; thence with Stall Street, S. 86-1/2 E., 50 feet to the beginning corner.

AND ALSO: ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville; State of South Carolina, on the southern side of Stall Street, being known and designated as Lot No. 6, Property of W. A. Bates, and having, according to a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A, Page 108, the following metes and bounds, to-wit: BEGINNING at a stake on the southern side of Stall Street, which stake is 163 1/2 feet, more or less, in an easterly direction from the southeast intersection of David Street and Stall Street, at the joint corner of Lots Nos. 5 and 6, and running thence with the joint line of said lots, S 23 1/2 E 143 feet to a stake; thence N 56 1/2 E 47 feet to a stake; thence N 23 1/2 W 134 feet to a stake on the southern side of Stall Street; thence with the southern side of Stall Street, S 66 3/4 W 46 2/3 feet to the point of beginning.

AND ALSO: ALL that lot of land in Greenville County, South Carolina, being shown as Lot 13 on plat recorded in Plat Book A at page 155, and having according to said plat the following metes and bounds: BEGINNING at an iron pin on the southern side of Stall Street at the joint front corner of Lots 13 and 14; thence along Lot 14, S 3/4 W 118 feet to an iron pin; thence N 86-1/4 W 25 feet to an iron pin; thence N 23 W 125 feet to an iron pin on the southern side of Stall Street; thence with the southern side of Stall Street, S 86-1/4 E 85 feet to the beginning corner.



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.

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