STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, YVONNE V. GOODWIN

(hereinaster referred to as Mortgagor) is well and truly indebted unto JOHN LEE C. JONES & MATTIE P. JONES

100 Tully Gym Florida State Univers tallebase, Floria 32306

(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

Eight Thousand and No/100----- Dollars (\$ 8,000.00) due and payable as per the terms of said note.

MENT NAMED AND PROPERTY AND PARTY.

XXXXXXXXX

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.60) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville on the southern side of Lowndes Avenue, being shown and designated as Lot No. 27 on a plat of Elletson Acres, Section B, dated April 4, 1958, made by Clifford C. Jones, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book QQ at Page 5, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lowndes Avenue at the joint front corner of lots 27 and 28 and running thence with the southern side of said Avenue, N. 34-05 E., 23.7 feet to a point; thence continuing with the southern side of said Avenue, N. 05 E., 61.8 feet to a point at the joint line of said lots; thence, S. 55-55 E., 152 feet to a point in creek; thence with the creek being the property line with the traverse thereof being N. 24-32 E., 87.3 feet to a point; thence, N. 35-06 W., 167 feet to an iron pin on the southern side of Lowndes Avenue to the point and place of beginning.

This is that property conveyed to mortgagor by deed of mortgagee dated and filed concurrently herewith.

STAX E 0 3. 2 9

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

4328 RV-2