

GREENVILLE CO. S. C.

Route 10, Sherwood Forest  
Anderson, South Carolina 29621

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VOL 1-105 PAGE 423

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, RONALD DEAN JONES and TEREEN O'NEAL JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOSEPH R. PINSON

(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

THIRTY-FIVE THOUSAND Dollars (\$ 35,000.00 ) due and payable  
in 300 equal, monthly installments of \$305.80, commencing June 1, 1979,

with interest thereon from date at the rate of 9.5% per centum per annum, to be paid: monthly  
Borrowers reserve the right to anticipate in full or in part at any time without penalty.

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, having the following metes and bounds:

BEGINNING at a stake at the corner of Lot 289 on the North side of Rock Creek Drive, and running thence with Rock Creek Drive, N 59-17 E, 70.3 feet to a stake; thence N 25-23 W, 227.4 feet to a stake; thence S 62-34 W, 70.05 feet to a stake; thence S 35-23 E, 231.5 feet to the point of beginning, and being Lot No. 288 of TRAXLER PARK.

ALSO

ALL that certain piece, parcel, or lot of land situate, lying and being in Greenville County, South Carolina, being a part of Lot No. 289 of TRAXLER PARK, as shown on Plat thereof recorded in the RMC Office for Greenville County in Plat Book G, at Page 116, and being more particularly described as follows:

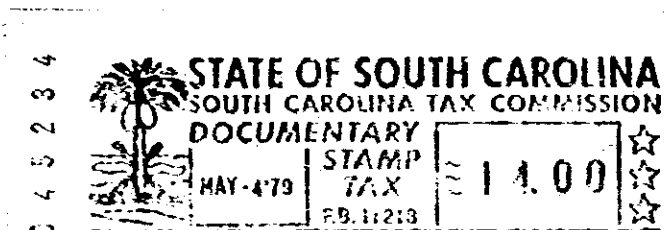
BEGINNING at an iron pin at the rear joint corner of Lots 288, 289, 242 and 243, and running thence with the rear joint line of Lots 242 and 289, S 62-34 W, 10 feet to an iron pin in line of property of Walter Douglas Stewart; thence with the line of said property, S 30-09 E, 120.2 feet to an iron pin in line of property of Sue M. Pinson; thence with the line of said property, the same being Lot No. 288, N 25-23 W, 118.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Sue M. Pinson, now Sue M. Allen, by her Attorney-in-Fact, J. R. Pinson, by deed dated April 27, 1979, to be recorded simultaneously herewith.

This mortgage, and the debt it secures, is assignable with the permission of the Mortgagee.

THIS IS A PURCHASE MONEY MORTGAGE

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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.

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