

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
Mortgagee's Address: Rt. 7, Greer, SC 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
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TANNERSLEY
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM D. JONES and
PATRICIA A. JONES
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CECIL R. TURNER

(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 TWELVE THOUSAND AND NO/100--

----- DOLLARS (\$ 12,000.00),
with interest thereon from date at the rate of --- per centum per annum, said principal and interest to be repaid:
payable 18 months from date with no interest.



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, on the northern side of Shadowmere Drive being shown as Lot No. 43 on a plat of Trollingwood Subdivision, Section 1, dated September 30, 1971, revised June 16, 1978, prepared by Enwright Associates, recorded in Plat Book 6-H at page 98 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Shadowmere Drive at the joint front corner of Lot 42 and Lot 43 and running thence with Lot 42 N 7-42 W 150 feet to an iron pin at the joint rear corner of Lot 42 and Lot 43; thence with Lake Trollingwood N 27-40 E 122.4 feet to an iron pin; thence still with said lake N 66-49 E 125.2 feet to an iron pin at the joint rear corner of Lot 43 and Lot 44; thence with Lot 44 S 7-24 E 282.4 feet to an iron pin on Shadowmere Drive; thence with said drive S 82-04 W 190 feet to the point of beginning."

This is the same property conveyed to the mortgagors by deed of the mortgagee, to be recorded herewith.

In the event that the mortgagors should obtain a first mortgage construction loan for the above described property, the mortgagee agrees to subordinate the lien of his mortgage to the first mortgage loan, and mortgagors understand that the unpaid balance due on this mortgage shall be paid in full from the proceeds of the first draw of said construction loan; but in no event shall the maturity date of this mortgage be extended further than 18 months from date.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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Wm. D. Jones & Patricia A. Jones
515-3-1-93

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