MORTGAGEES ADDRESS: P.O. Box 5344

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STATE OF SOUTH CAROLINA , COUNTY OF GREENVILLE

SPAFITEDBOGS

GFS.C., 2936, S.C. PURCHASE MONEY

12 42 PH "APRIGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Attorneys-at-Law P.O. Box 126 Greer, S.C. 29651

WHEREAS,

BANK OF GREER

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES V. JONES and MARGARET B. JONES,

with interest thereon from date on the unpaid balance until paid, at the rate of thirteen (13)% per annum due and payable as follows:

\$13,333.33 plus interest on January 15, 1981; \$11,666.66 plus interest on January 15, 1982; and

\$11,666.68 plus interest on January 15, 1983.

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 (\$3.00) 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, tying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, near the City of Greenville, lying on the southwest side of McKinney Lane, and being the rear portion of Lot No. 16 on a Plat of Property of James M Edwards, made by Dalton and Neves, April, 1948 and having according to a survey made by H. S. Brockman, Surveyor, the following courses and distances, to wit:

BEGINNING on an old iron pin on the southwest side of McKinney Lane, the southeast corner of the said Lot No. 16, and runs thence with the southwest margin of McKinney Lane, N. 47-00 W. 125 feet to an iron pin on the margin of the said Lane; thence a new line, S. 43-00 W. 100.3 feet to an iron pin on the common line of Lots 15 and 16; thence with the said line S. 47-00 E. 125 feet to an old iron pin, the southwest corner of Lot No. 16; thence with the rear line of the said Lot No. 16, N. 43-00 E. 100.7 feet to the beginning corner.

THIS is the identical property conveyed to the Mortgagor by deed of the Mortgagees to be recorded of even date herewith.

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Together with all and singular rights, members, herditaments, 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 thereform, 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 tawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is tawfully authorized to sell, convey or encumbes 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 forcear defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever tawfully claiming the same or any part thereof.

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