MORTGAGEES ADDRESS: P.O. 13 ox 53 44

SPANNING S.C. 21301 PURCHASE MONEY ેં s. c.

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EDWARDS, DUGGAN

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 15 bn ,80 TO ALL WHOM THESE PRESENTS MAY CONCERN:

2011525 RSE462

DONNIE S. TANKERSLEY R.M.C

WHEREAS, BANK OF GREER

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of SEVENTY THREE THOUSAND, THREE HUNDRED, Dollars (\$ 73, 333.33) dpexion(xietable THIRTY THREE AND 33/100ths with interest thereon from date on the unpaid balance until paid, at the rate of thirteen (13)% per annum due and payable as follows:

\$26,666.67 plus interest on January 15, 1981: \$23,333.34 plus interest on January 15, 1982; and \$23,333.32 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 texes, 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 as-

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and Hampton Boulevard (U. S. Highway No. 29), being the remaining portion of Lot No. 16 on plat of property of James M. Edwards, made by Dalton & Neves, dated April, 1948 as shown on plat entitled, "Property of Irving V. & Selma R. Jones", dated March 5, 1957, made by Dalton & Neves, dated April, 1948 as shown on plat entitled, "Property of Irving V. & Selma R. Jones", dated March 5, 1957, made by H. S. Brockman, Surveyor, and having the following metes and bounds:

BEGINNING at an old pin on the southeast side of Wade Hampton Boulevard at the southwest corner of McKinney Lane, being the northeastern corner of original Lot No. 16, and running thence with Wade Hampton Boulevard S. 43-00 W. 100 feet to an old pin; thence S. 147-00 E. 200 feet to an iron pin; thence N. 43-00 E. 100.3 feet to an iron pin; thence with the southwestern side of McKinney Lane N. 47-00 W. 200 feet to an old pin, the beginning corner.

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

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 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 fawfully claiming the same or any part thereof.

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