

REC'D S.C.
5 PM '82
SLEY

LONG, BLACK & GASTON
1574 228

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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

WHEREAS, FRANK L. BRIDGES AND MARY M. BRIDGES

(hereinafter referred to as Mortgagor) is well and truly indebted unto

JAMES D. JONES AND JEAN T. JONES

(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

FIFTY EIGHT THOUSAND NINE HUNDRED DOLLARS & NO/100 Dollars (\$ 58,900.00) due and payable
IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH
FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, in Bates Township, at the intersection of Little Texas Road and the Rifle Range Road, known as a portion of the property of W. P. Dilworth as shown in Plat Book N at Page 159 and having the following metes and bounds, to-wit:

2.22 Acres: Beginning at a point in the Little Texas Road at the intersection of Rifle Range Road and running thence N. 27-46 E. 291.3 feet to an iron pin; thence N. 53-50 W. 361.3 feet to an iron pin; thence S. 41-45 W. 185.3 feet to an iron pin; thence S. 53-48 E. 211.3 feet to an iron pin; thence S. 30-30 W. 142.4 feet to an iron pin on Rifle Range Road; thence with said Road S. 65 E. 201 feet to the point of BEGINNING.

0.65 Acres: Bounded by the above described property on the east, by Charles Kelly on the west: Beginning at an iron pin at the southwestern most corner above described and running thence N. 62-37 W. 129 feet to the line of Charles Kelly; thence with said line N. 6-20 E. 192.2 feet to an iron pin; thence along the above property S. 53 E. 212.3 feet to an iron pin; thence S. 31-33 W. 142 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of James D. Jones and Jean T. Jones dated June 30, 1982, and recorded simultaneously herewith.

If all or any part of the property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable.
Mortgagee's Address:

RECORDED
1 JUL 1 1982
544

RECORDED
DOCUMENTARY
STAMP
\$ 23.50

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.

4.0001

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