

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

BOOK 1576 PAGE 937

WHEREAS, JUDSON O. JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto CONNIE MAXWELL CHILDRENS HOME,
a South Carolina eleemosynary corporation,

(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

SIXTY-FIVE THOUSAND

Dollars (\$ 65,000.00) due and payable

one year from date

without

~~any~~ 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

ALL that certain piece, parcel or lot of land, containing 1.767 acres, more or less, situate, lying and being on the southerly side of Clarendon Avenue, Greenville County, South Carolina, as shown on a Plat entitled "Property of Elgin Lane Slaughter and Mary W. Slaughter", prepared by Dalton & Neves, Engineers, dated August 1967, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southerly side of Clarendon Avenue at the joint front corner of the premises described heerein and the property now or formerly of Frances M. Withington, and running thence with the line of said Withington property, S 43-50 E, 350 feet to an iron pin on the northerly side of a ten (10) foot alley; thence with the northerly side of said alley, N 46-10 E, 220 feet to an iron pin at the northwesterly corner of the intersection of said ten foot alley and a 15-foot alley; thence with the westerly side of the said 15-foot alley, N 43-50 W, 350 feet to an iron pin on the southerly side of Clarendon Avenue; thence with said Avenue, S 46-10 W, 220 feet to the point of beginning.

This is the same property conveyed by the Grantor to the Grantee by deed dated July 30, 1982, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE

Mortgagee's address:

Box 1178
Greenwood, SC 29646

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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