STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DENNIE STANKERSLE

MORTGAGE OF REAL ESTATE

12. 3. TARRESCEN TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

WE, ROLAND G. MOTSINGER AND SHIRLEY MOTSINGER

Thereinafter referred to as Mortgagor) is well and truly indebted unto

CLEO J. JONES AND LOU JONES

-----Dollars (\$ 3,810.00

) due and payable

in sixty (60) equal monthly installments in the amount of Sixty-Three and 50/100 (\$63.50) to be paid on the first (1st) of each month with the first payment being due and payable on May 1, 1977 until paid in full.

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, lying between State Highway No. 13 and the old Southern Railway roadbed, and being known as Lot No. 2, of the property of Ruby R. Graham, according to an unrecorded plat, and having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of a county road, at the southeastern intersection of said county road and a 15 foot alley, and running thence along the eastern side of said county road S. 53-10 E. 200 feet to iron pin at the corner of Lot No. 1; thence with line of Lot No. 1 N. 59-14 E. 200 feet to iron pin; thence along line of Lot No. 6, N. 55-10 W. 200 feet to a point on the southern side of a 15 foot alley; thence along the southern side of said alley, S. 59-14 W. 200 feet to the point of BEGINNING.

## LOT #6

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being shown as Tract No. 6 on a plat of the property of Ruby R. Graham about 3 miles west of Greenville County Courthouse near State Highway No. 13 and having the following metes and bounds:

BEGINNING at a point in the south line of a tract heretofore conveyed by J.E. Mathis to T.A. Townsend, which point is 217.5 feet in an easterly direction from the center of a county road leading from State Highway 13 to the Old Southern Railroad bed, said point is alos the northeast corner of a tract heretofore conveyed by J.E. Mathis to Wilmont Realty Company, Inc., and running thence N. 80-30 E. 201.8 feet to a point at the end of a 15 foot alley; thence continuing N. 80-30 E. 15 feet to a point; thence 23-54 E. 299.2 feet to a point; thence S. 50-35 W. 115.9 feet to a point; thence N. 53-10 W. 200 feet to a point at the end of another 15 foot alley; thence N. 26-53 W. crossing the end of said 15 foot alley 115 feet to a point; thence N. 21-30 W. 100 feet to the point of BEGINNING, containing 1.49 acres more or less.

This being the same property conveyed to the Mortgagors herein by deed of Cleo J. Jones and Lou Jones of even date to be recorded herewith.

Mr. and Mrs. Cleo J. Jones 18 Fortner Street, City View Greenville, South Carolina 29611 DOCUMENTARY SOLUTION STAMP

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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