LONG, BLACK & GA

2 15 PH 182 STATE OF SOUTH CAROLINA COUNTY OF Greenville - . RSLEY 3.8 %

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

LONG, BLACK & GASTON FRANK L. BRIDGES AND MARY M. BRIDGES WHEREAS.

(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/100Dollars (\$ 58,900.00) due and payable IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH pin; thence 3. 31-33 W. 142 feet to the point of BEGINNING.

THIS the same property conveyed to the Mortgagor's herein by deed of James D. Jones and Jean J. Sones dated June 30, 1982, and recorded sultaneously 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 a fielder's option, declare all the sums secured by this Mortgage to be immediately due and payable. ⊷ Mortgagee'a Address:

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident of 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 beirs, 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 berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.