

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



BOOK 1169 PAGE 199

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, the said Cleo J. & Lottie Lou Jones

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

(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 Three Thousand, Five Hundred and 00/100-----  
Dollars (\$ 3,600.00 ) due and payable

in 36 monthly payments of One Hundred and 00/100 (\$100.00 dollars beginning November 15, 1970 and due each and every 15th. thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: semi-annually

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: Forever:

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

Beginning at a point in the South line of a tract heretofore conveyed by the mortgagee to T. W. Townsend, which point is 217.5 feet in an easterly direction from the center of a county road leading from State Highway No. 13 to the Old Railroad Bed, said point is also the northeast corner of a tract heretofore conveyed by the mortgagee 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 S. 23-54 E. 299.2 feet to a point; thence S. 50-35 W. 5.9 feet to a point; thence 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.

Together with all and singular rights, members, hereditaments, 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 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 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 lawfully claiming the same or any part thereof.