

4180-557

**MORTGAGE**

**Ralph M. Jones**

Know all men that the said **Ralph M. Jones** of the County of Greenville, State of South Carolina, for and in consideration of the sum of **Five Hundred Fifty and no/100** Dollars (\$550.00) to him in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, conveyed, confirmed, warranted, quitclaimed and released unto the Mortgagee, its successors and assigns, with the right to anticipate

the sum of **Five Hundred Fifty and no/100** Dollars (\$550.00) due and payable by the Mortgagee to the Mortgagee, commencing on the **14th** day of **October** 1970, and thereafter on the **14th** day of each and every month thereafter until paid in full, with the right to anticipate

the interest thereon from date of the rate of **SEVEN (7%)** per centum per annum, to be paid **monthly**. The Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

**NOW KNOW ALL MEN** That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, aliened, released, conveyed, confirmed, warranted, quitclaimed and released 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**, and being known and designated as property of **Ralph M. Jones** as shown on a plat thereof prepared by **J. E. Franman, H. S. Brockman and T. T. Dill**, and having, according to said plat, the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the northerly side of Reid School Road, which pin is the joint corner of property of **C. M. Jones** and **Ralph M. Jones**, and running thence along the northerly side of Reid School Road, **S. 82-00 W. 304.2** feet to an iron pin; thence continuing along Reid School Road, **S. 86-15 W. 116.8** feet to an iron pin; thence **N. 21-45 W. 215.2** feet to an iron pin; thence **N. 2-15 W. 157.7** feet to an iron pin; thence **N. 1-20 W. 113** feet to an iron pin; thence **N. 56-30 E. 727** feet to an iron pin; thence **S. 6-30 W. 387.4** feet to an iron pin; thence **S. 5-02 W. 408.7** feet to an iron pin the point of beginning, less, however, that portion of the above described property previously conveyed to **Patrick Ryan O'Shields** by deed recorded in the **R. M. C. Office for Greenville County** in Deeds Volume **821** at Page **219**.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.