

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
S.C.
MAY 21 16 PM '81
M.C. BERSLEY

BOOK 1541 PAGE 780

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

WHEREAS, E. PARKS JONES, JR., and MARGARET E. JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto CRYOVAC FEDERAL CREDIT UNION

(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 TWELVE THOUSAND TWO HUNDRED TWENTY-THREE AND 69/100---

Dollars (\$ 12,223.69) due and payable

with interest thereon from May 21, 1981 at the rate of 14.0% per centum per annum, to be paid:
per terms of note of even date

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 and being at the northwesterly intersection of Bethel Road and Mustang Circle, near the City of Greenville, South Carolina, being known and designated as Lot No. 2 on plat entitled "Section No. 1, S. I. Ranchettes" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ at page 31 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Bethel Road, said pin being the joint front corner of Lots 2 and 3 and running thence N. 55-14 W. 448.9 feet to an iron pin, the joint rear corner of Lots 2 and 3; thence N. 31-20 E. 240 feet to an iron pin on the northwesterly side of Mustang Circle; thence with the northwesterly side of Mustang Circle S. 60-20 E. 425 feet to an iron pin; thence with the circular intersection of Mustang Circle and Bethel Road, the chord of which is S. 14-20 W. 34.8 feet to an iron pin on the northwesterly side of Bethel Road; thence with the northwesterly side of Bethel Road S. 31-40 W. 255 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of William T. McKinney and Deane H. McKinney dated August 18, 1972 and recorded in the RMC office for Greenville County in Deed Book 952 at page 355.

This mortgage is second and junior in lien to that certain mortgage to Fidelity Federal Savings and Loan Association (currently American Federal Savings & Loan Association) recorded in the RMC Office for Greenville County in Deed Book 1245 at page 401 in the original amount of \$36,000.00 and having a current approximate balance of \$32,051.31.

REC'D MAY 21 1981

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGEE'S RECEIPT
MAY 21 1981

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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