

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
JAN 12 3 42 PM '83
DONNIE S. TAKKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1591 PAGE 667

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James F. Jones and Lydia Mae Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. C. Peterson

(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 Seven Thousand Seven Hundred Thirty-four and 44/100 Dollars (\$ 7,734.44) due and payable

September 1, 1990

with interest thereon from at the rate of 10% per centum per annum, to be paid monthly

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, being known and designated as Lot Number Nineteen (No. 19) on a plat of the property of G. W. Bridwell, made by T.T. Dill, Surveyor; recorded in Plat Book "M", at page 129, in the RMC Office, and according to said Plat, having the following metes and bounds, to-wit:

BEGINNING at a point on northern side of First Street, at joint front corner with Lot No. 20, running thence N 16-09 W 150 feet along line of Lot No. 20, to point; thence S 60-40 W 50 feet to point, rear corner of Lot No. 18; thence S 16-09 E 150 feet along line of Lot No. 18, to point on northern side of First Street; thence N 69-40 E 50 feet along northern side of said First Street to the point of beginning.

No. 2: ALL that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, near the Town of Travelers Rest, being shown and designated as Lot Number Eighteen (No. 18) on a plat of the property of G. W. Bridwell, made by T. T. Dill, Surveyor; recorded in Plat Book "M", at page 129 in the RMC Office for said Plat, having the following metes and bounds, to-wit:

BEGINNING at a point on northern side of First Street, joining front corner with Lot No. 19, and running thence in a northerly direction, One Hundred Fifty (150) feet along western line of Lot NO. 19 to point, joint rear corner of Lots Nos. 16, 17, 18 and 19; thence in a westerly direction along rear line of Lot No. 17, Seventy-two and 3/10 (72.3) feet to point; thence in a southerly direction, One hundred Fifty and 5/10 (150.5) feet to a point on northern side of First Street, which point is Sixty-two and 2/10 (62.2) feet westerly from the point of beginning; thence in an easterly direction along northern side of First Street, Sixty-two and 2/10 (62.2) feet to the point of beginning.

THIS conveyance is made subject of any restrictions, reservations, zoning ordinances or easements, roads, rights-of-way that appear of record, on the recorded plats or in the premises.

THIS being the same property conveyed to the mortgagors herein by deed of T. C. Peterson recorded in the RMC Office for Greenville County in Deed Book 1180, Page 232 on January 12, 1983, 1982.

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 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.

9667

4328 RV-2