

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 21 3 13 PM '32  
REC'D 901 P. 579

WHEREAS, We, Hoyt A. Thackston & Christine B. Thackston

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank S. Leake, Sr., and Frank S. Leake, Jr.

(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 Five Thousand

Dollars (\$ 5,000.00 ) due and payable

One Year after date

With interest thereon from date at the rate of 6 per centum per annum, to be paid quarterly

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, Fairview Township, with the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of S. C. Highway No. 14, formerly U. S. Highway No. 276, said pin measuring a distance of 168 feet in a Northwesterly direction from the Northwest corner of lot of land formerly owned by Gary now property of Gault, joint corner on said Highway with other lands of H. A. Rodgers, and running thence along the said S. C. Highway No. 14, South side, in a Northwesterly direction fifty (50) feet to an iron pin, joint corner with other land of the said H. A. Rodgers; thence along the joint line of the H. A. Rodgers land in a Southwesterly direction two hundred ten (210) feet to an iron pin; thence in a Southeasterly direction along line of land of the said H. A. Rodgers fifty (50) feet to an iron pin, corner on lands of Rodgers; thence along joint line of lands of the said Rodgers in a Northeasterly direction two hundred ten (210) feet to an iron pin, the point of beginning, and bounded by S. C. Highway No. 14 and lands of H. A. Rodgers.

This being the same lot of land this day conveyed to us the mortgagors by deed of H. A. Rodgers to be recorded herewith.

This being the same lot of land upon which we are erecting a one-story, concrete block, mercantile building.

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.