

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CO. S. C.
BOOK 933 PAGE 307
SEP 5 11 17 AM 1963
OLIVE NORTH
N. C.

WHEREAS, We, Joe F. Thomason and Majorie Y. Thomason

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas W. Edwards

(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 Fifteen Thousand, Four Hundred

----- Dollars (\$ 15,400.00) due and payable \$2,400.00 on or before December 1, 1963 and the remaining balance in equal payments of \$1,000.00 every six months thereafter, with interest at the time of each payment and with the privilege of anticipating each and every payment

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: with principal payments

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, ~~his heirs and assigns~~ 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, Town of Fountain Inn, as shown on a plat of property prepared by C. C. Jones, civil engineer, dated August 28, 1963, said plat being placed on record simultaneous with this deed and having according to said plat the following courses and distances, to-wit:

Beginning at an iron pin at the corner of Wall and Jones Streets, said iron pin being 50 ft. from the center line of the Atlantic Coastline Railroad and running thence S. 52-25W. 291.3 ft. to an iron pin; thence with the line of properties of Hendrick, Owings and Thompson, et al N. 38-00W. 258.7 ft. to an iron pin on Ellison Street; thence with Ellison Street N 53-24E. 186 ft. to the corner of Wall and Ellison Streets, said point being 25 ft. south of the center line of the spur of the Atlantic Coastline Railroad; thence the following courses and distances along Wall Street S. 73-17E. 65 ft. to an iron pin; thence S. 52-15E. 112.2 ft.; thence S. 50-21E. 86 ft. to an iron pin; thence S. 49-E 118.7 ft. to the point of beginning.

This tract of land was received by the grantor wherein under the will P. D. Edwards, deceased, sad apartment no. 487 in file no. 7 in the probate court for Greenville County, South Carolina.

This is a purchase-money mortgage.

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.