

GREENVILLE CO. S. C.

BOOK 1135 PAGE 311

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 28 10 08 AM '69

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harry L. Thomas and Mary B. Thomas

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Furman Company and Jim Perrin, 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

One Thousand and no/100-----

Dollars (\$1,000.00) due and payable

two (2) years from date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually

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, within the corporate limits of the City of Greenville, being known and designated as Lot 8 of the property of H.L.S. Investment Company, as shown on a plat recorded in Plat Book D at page 225, and having according to a more recent survey prepared for Jesse Clifton Plowden, Jr., and Patricia H. Plowden by R. B. Bruco, RLS, dated June 19, 1961, the following metes and bounds, to wit: BEGINNING at an Iron pin on the southeastern side of West Tallulah Drive, joint front corner of Lots No. 7 and 8, which point lies 330 feet southwest of the intersection of West Tallulah Drive and Augusta Road, and running thence with the joint line of said lots, S 31-00 E 194.2 feet to an iron pin; thence S 55-30 W 54 feet to an iron pin, joint rear corner of Lots 8 and 9; thence with the joint line of said lots N 34-10 W 194.4 feet to an iron pin on the southeastern side of West Tallulah Drive; thence with said Drive, N 55-50 E 65 feet to the BEGINNING corner."

This being the identical property conveyed the grantor by deed of M. L. Lanford, Jr., dated May 15, 1967, and recorded in the RMC Office for Greenville County in Deed Book 819 at page 529; this being the identical property conveyed to the mortgagors by deed of J. Michael Jones of even date to be recorded in the RMC Office for Greenville County.

This mortgage is junior in priority to that certain mortgage executed this date by the mortgagors to J. Clyde Jones to be recorded herewith.

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.