

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
OFFICE OF THE REGISTER OF DEEDS  
GREENVILLE, SOUTH CAROLINA

WITNESSES, we, Jimmy L. Konduras and Margaret S. Konduras,

hereafter referred to as Mortgagor in said and hereby indebted unto Thrift Loan Company, Inc., a corporation,

hereafter referred to as Mortgagee as evidenced by the Mortgagee's preliminary note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand Five Hundred Twenty - - - - -

Dollars (\$2,520.00) due and payable

in monthly installments of Seventy (\$70.00) Dollars each, for thirty-six (36) consecutive months, commencing January 5th, 1972, and on the 5th day of each month thereafter, until paid in full,

with interest thereon from date of the note of seven per centum per annum, to be paid after maturity.

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 signing 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, situate on the Northwest side of Webster Road, being shown as the greater portion of Lot 1 on plat of property of Leslie and Shaw, Inc., made by C.C. Jones, Engineer, October, 1954, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "II", page 39 (plat also recorded in Plat Book "HH", page 119), and having, according to said plat and a survey made by R.W. Dalton, Engineer, April 11, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Webster Road at joint front corner of Lots 1 and 2, and running thence along the Northwest side of Webster Road N. 26-05 E. 77.9 feet to an iron pin in the front line of Lot 1; thence N. 51-35 W. 157.4 feet to an iron pin; thence S. 26-05 W. 77.9 feet to an iron pin; thence with the line of Lot 2, S. 51-35 E. 157.4 feet to an iron pin on the Northwest side of Webster Road, the beginning corner.

This mortgage is subject to a certain mortgage in favor of Prudential Insurance Company of America, dated July 28th, 1965, in the original amount of \$11,600.00, recorded in the R.M.C. Office for Greenville County, in Book 1003, at page 377.

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 whatsoever lawfully claiming the same or any part thereof.