

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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GREENVILLE
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Greenville, S. C. - Greer, S. C.

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MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jack Thompson a/k/a Theodore Jack Thompson, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Three Hundred Ninety-Nine and Eighty/100ths Dollars (\$7,399.80) due and payable in 60 monthly installments of One Hundred Twenty-Two and Thirty-Three/100ths Dollars (\$122.33) each commencing on the first day of May, 1972 and on the same day of each successive month thereafter until paid in full

maturity
with interest thereon, from the date of maturity at the rate of 8 per centum per annum, to be paid:
At the same time as the aforesaid principal payment.

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, Greenville Township, being known and designated as a portion of Lot No. 42 of a subdivision known as San Souci Villa being shown on plat recorded in the RMC Office for Greenville County in Plat Book A at Page 510, and having according to a survey prepared by J. C. Hill on July 20, 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Brockman Avenue and Young Street, and running thence along the Eastern side of Brockman Avenue, N. 10-30 E. 55.5 feet to the corner of a small lot heretofore conveyed to Pearl M. Shelton; thence along the line of that lot, S. 75-55 E. 102.8 feet to an iron pin on the line of Lot No. 43; thence on a line through Lot No. 42 S. 16-20 W. 87.6 feet to an iron pin on the Northern side of Young Street; thence along the Northern side of Young Street N. 57-25 W. 101 feet to the beginning corner.

This is the identical property conveyed to Jack Thompson by deed of T. J. Thompson and Ruby L. Thompson dated February 15, 1960, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 644 at Page 335.

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.