

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1229 PAGE 453

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Bobby E. Thomason and Vonnie Thomason

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, S. C.

(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 four hundred fifty nine and 20/100-- Dollars (\$ 1,459. 20) due and payable in twenty - four monthly installments of \$60. 80 each, the first of these being due and payable on May 15, 1972, with a like sum due and payable on the corresponding date of each and every calendar month thereafter until the whole of said debt is paid in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: in advance

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, in Dunklin Township

BEGINNING at a point in Old Latimer Mill Road, joint corner of Lot No. 2, and running thence along line of Lot No. 2 N 70-00 E 706 feet to a point in Branch ; thence along Branch S 23-23 E 201. 86 feet to an angle ; thence along Branch S 32-25 E 189. 41 feet to an angle ; thence S 72-17 E 208. 67 feet to an angle ; thence S 46 - 11 E 246. 87 to the joint corner of Lot No. 4 ; thence along line of Lot No.4 N 70-30 E 889 feet to a point in Old Latimer Mill Road ; thence along said road N. 28 - 20 W 241. 40 feet to an angle ; thence N . 36-03 W 534. 62 feet to a point in said road ; joint corner of Lot No. 2 beginning corner.

The above is the same property conveyed initially to Elbert Beasley by deed of Mary Lou Beasley Pack, Pearman Beasley and James Beasley, heirs of Sam Beasley, Deceased, by deed dated January 25, 1969 , and recorded in the R. M. C. Office for Greenville County in Deed Book 861 , at page 77 . the property thereafter being conveyed by Elbert Beasley to Bobby E. Thomason and Vonnie Thomason herein by deed dated February 13, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Book 862 , page 249 . This deed is in correction to the two deeds referred to herein so as to reflect that all of the heirs at law of Sam Beasley, Deceased, have conveyed their interests (said deed being by Bertha E. Beasley to Bobby E. Thomason and Vonnie Thomason, dated December 29, 1969 , recorded in the R. M. C. Office for Greenville County, in Book 881 of Deeds, page 276') .

Together with all and singular rights, members, herditaments, 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.