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MORTGAGE OF REAL ESTATE

PAID 2

STATE OF SOUTH CAROLINA,)
County of Greenville)
TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That Charles H. Thomason & Alice Thomason Mortgageor(s) in consideration of a loan of this date in the amount of \$4000.00, payable in 60 monthly instalments of \$ 70.00 and to secure the payment thereof and any future loans and advances from the Mortgagee, MUTUAL FINANCE Corporation of Greenville County, to the Mortgageor(s) not exceeding a total amount of \$7,500, and also in consideration of the further sum of THREE DOLLARS, to the Mortgageor(s) paid by the Mortgagee at and before the sealing and delivery of this instrument, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said MUTUAL FINANCE Corporation of Greenville County, the following described real property:

All that piece, parcel or tract of land, lying, being and situate in Oaklawn Township, County and State aforesaid, containing two (2) acres, more or less, with the following metes and bounds to-wit:

Beginning at a point in the center of the Fork Shoals - Greenville Road, joint corner with lands belonging to J. G. Hopkins Estate, Lavinia Sullivan, and the lands of the H. B. Thomason Estate and running thence with the Hopkins land in a northeasterly direction 354 feet to an iron pin; thence in a southeasterly direction 310 feet to a stake; thence in a southwesterly direction 120 feet to a stake; thence in a southeasterly direction 110 feet to an iron stake; thence in a southwesterly direction 230 feet to a point in the center of the said Fork Shoals Road; thence with the Fork Shoals Road in a northerly direction 135 feet to the point of beginning.

This is the same property conveyed to the grantors herein by deed recorded together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto MUTUAL FINANCE Corporation of Greenville County and assigns forever, hereby binding our heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the Mortgagee.

And It is Agreed by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And It is Further Agreed, That said Mortgageor(s) shall pay promptly all taxes assessed and changeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

It is the intent and meaning of the parties that if Mortgageor(s) shall pay or cause to be paid unto Mortgagee all debts and sums of money secured hereby, with interest thereon, if any shall be due, then this deed of bargain and sale shall cease and be null and void. And Mortgageor(s) hereby assign, set over and transfer to Mortgagee and assigns, all of the rents and profits of the mortgaged premises, accruing and falling due from and after the service of a summons issued in an action to foreclose this mortgage after default in the conditions thereof.

And It is Agreed by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgageor(s) a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

WITNESS our HAND and SEAL this 19 day of June, 1973

SIGNED, SEALED and DELIVERED)
IN THE PRESENCE OF)
J. F. Barksdale
Anna M. Smith

Charles H. Thomason (L.S.)
Alice Thomason (L.S.)
____ (L.S.)
____ (L.S.)

STATE OF SOUTH CAROLINA,)
County of Greenville)

Personally appeared before me Anna M. Smith and made oath that she saw the within-named Charles H. & Alice Thomason sign, seal, and as their act and deed, deliver the within-written Mortgage; and that with J. F. Barksdale witnessed the execution thereof.

Sworn to before me this 19 day of June, A.D. 1973

Carl H. Ferguson (L.S.)
Notary Public for South Carolina
My Commission expires Oct 20, 1982
NOTARY PUBLIC

Witness *Anna M. Smith*

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,)
County of Greenville)
Carl H. Ferguson

, do hereby certify unto all whom it may concern, that Mrs. Alice Thomason the wife of the within-named Charles H. Thomason did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named MUTUAL FINANCE Corporation of Greenville County and assigns, all her interest and estate, and also her Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal this 19 day of June, A.D. 1973
Carl H. Ferguson (L.S.)
Notary Public for South Carolina
My Commission expires Oct 20, 1982

Alice Thomason (L.S.)