

REGULATION NO. 22  
COMPLIED WITH  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUN 28 2 47 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES G. THOMPSON and FAYE C. THOMPSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto EARL W. MARTIN and ORA O. MARTIN

(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 TWO THOUSAND and no/100-----

-----Dollars (\$ 2,000.00 ) due and payable

\$1,000.00 on July 1, 1973, and the balance of \$1,000.00 payable in monthly installments of \$100.00 each commencing August 1, 1973, and continuing on the first day of each successive month thereafter until paid in full with interest thereon from at the rate of per centum per annum, to be paid:

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, Oaklawn Township, being shown and designated as Tract A-2, containing 2.97 acres, on a Plat made at the request of Earl W. Martin, said Plat being dated April 26, 1973, made by Farmer & Simpson, Engineers - Anderson, S. C., and having the following metes and bounds, to-wit:

BEGINNING at a point, joint corner of Tract A-1, Tract A-2, Tract B and property now or formerly of Washington Baptist Church, and running thence with the joint line of Tract A-1, S. 20-07 W., 179 feet to a point; thence S. 69-53 E., 605 feet to a point; thence N. 20-07 E., 601.5 feet to a point in the line of property of Carl Allen and Vesta Chapman; thence along the line of property of Carl Allen and Vesta Chapman, S. 70-46 E., 50 feet to a point; thence with the joint line of Tract B, S. 20-07 W., 421.5 feet to a point; thence N. 69-53 W., 555.1 feet to the point and place of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 heretofore 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.