

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 3 3 14 PM '74
DORNE S. TANKERSLEY
R.M.C.

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

WHEREAS, We, Robert A. Thompson and Mallie A. Thompson

(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

Twenty thousand and no/100----- Dollars (\$ 20,000.00) due and payable
in monthly installments of \$321.79 each, including principal and interest, to be first applied
to interest and balance to principal, the first of these payments being due on May 25, 1974
with a like amount due on the 25th of each calendar month thereafter until paid in full.

with interest thereon from date at the rate of 9 per centum per annum, to be paid: monthly

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, being shown as Lot No. 1 on plat of W. G.

Raines prepared by Dalton & Neves, Engineers, dated August, 1973 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X, at Page 65, and having, according to said plat, the following courses and distances, to - wit :

BEGINNING at an iron pin in or near the center of West Georgia Road at the joint front corner of Lots Nos. 1 and 2 and running thence with the center of said Road the following courses and distances : S. 40-29 W. 200 feet, S. 39-42 W. 100 feet and S. 38-34 W. 53.6 feet to an iron pin at the joint corner of Lot No. 1 and property now or formerly of M. D. Mathews ; thence with the common line of said property , S. 16-21 E. 249.1 feet to an old iron pin ; thence N. 72-32 E. 260 feet to a point , joint rear corner of Lots Nos. 1 and 2 ; thence with the common line of said lots , N. 11-53 W. 441.4 feet to an iron pin in or near the center of West Georgia Road , the point of beginning.

This property is conveyed subject to all easements, restrictions, rights-of-way and zoning ordinances of record and on the ground affecting said property, if any.

This is the same property conveyed to Robert A. Thompson and Mallie A. Thompson by deed of W. G. Raines dated August 23, 1973, said deed recorded in the Office of RMC for Greenville County in Book 982 of Deeds, page 381.



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 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.

4328 RV-2