

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE
APR 8 4 03 PM '72
TO ALL WHOM THESE PRESENTS MAY CONCERN.
DONNE S. TANKERSLEY
R.M.C.

WHEREAS, RODNEY B. THOMASON

hereinafter referred to as Mortgagor, is well and truly indebted unto T. H. CROMER

(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
EIGHTEEN THOUSAND AND NO/100----- Dollars \$18,000.00 due and payable
as per the terms of said note

(9%)
with interest thereon from date at the rate of nine/ per centum per annum, to be paid: as per terms of said note

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

All that certain piece, parcel or lot of land situate, lying and being on the western side of North Main Street in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the western side of North Main Street at the north-eastern corner of lot heretofore conveyed by D. B. Traxler to Wallace W. Riddick by deed recorded in the R.M.C. Office for Greenville County in Deed Book 45, at Page 370, and running thence with said Riddick line in a westerly direction 133 feet, more or less, to an iron pin; thence N. 5 1/2 E. 51 feet, more or less, to an iron pin at corner of lot heretofore conveyed to D. B. Traxler by W. M. Jordan by deed recorded in the R.M.C. Office for Greenville County in Deed Book 19, at Page 433; thence with said Jordan line S. 84 1/2 E. 144 feet, more or less, to an iron pin on the western side of North Main Street at corner of Jordan property; thence with the western side of North Main Street in a southerly direction 52.5 feet, more or less, to the beginning corner.

The above property is subject to the ten-foot driveway which lies between the above-described lot and lot south of and adjacent thereto, five feet of said driveway being on the south edge of this lot and five feet on the north side of lot adjacent thereto, as provided for in the deed to Wallace W. Riddick recorded in Volume 45, at Page 370, R.M.C. Office for Greenville County.



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.

0005

4328 RV-2