

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

18 2 23 PM '74
J. W. S. TINKERSLEY
R.M.C.

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

WHEREAS, ZACK K. THOMASON AND ELAINE C. THOMASON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of AUGUST 27, 1974, the terms of which are incorporated herein by reference, in the sum of **THIRTY FIVE THOUSAND AND NO/100**-----

----- Dollars (\$ 35,000.00) due and payable

at the rate of Five Hundred Ninety and 20/100 (\$590.20) Dollars per month

with interest thereon from Aug. 27, 1974 at the rate of 10 1/2 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, at the northeastern corner of the intersection of Anders Avenue and Brockman Drive and being known and designated as Lot No. 23 on a Plat of Section Five, Knollwood Heights, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4R at page 91 and 92 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northern side of Brockman Drive at the joint front corner of Lots No. 22 and 23 and running thence along a line of Lot No. 22, N. 07-57-00 E., 185.00 feet to a point; thence along a line of Lot No. 24, N. 92-03-00 W., 100.40 feet to a point on the cul-de-sac of Anders Avenue; thence along the curve of the cul-de-sac of Anders Avenue, the chord of which is S. 58-52-28 W., 27.86 feet to a point; thence along the curve of the edge of Anders Avenue, the chord of which is S. 35-12-37 W., 64.07 feet to a point; thence along the eastern edge of Anders Avenue, S. 04-38-00 E., 87.59 feet to a point; thence along the northeastern corner of the intersection of Anders Avenue and Brockman Drive, S. 43-20-30 E., 39.98 feet to a point on Brockman Drive; thence along the northern edge of Brockman Drive, S. 82-03-00 E., 101.10 feet to the beginning corner.

This lien is junior in that given to First Federal Savings and Loan Association of Greenville, dated January 20, 1976 and is given to provide additional security to Bankers Trust of South Carolina under the terms of a Small Business Loan made August 27, 1974 to Kendaw Corporation d/b/a AAMCO Automatic Transmission which has been guaranteed by Zack K. Thomason and Elaine C. Thomason.

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.

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