

Route 1, box 182

Longs, S.C.

MORTGAGE OF REAL ESTATE—Prepared by ~~Kelley, Fox & Thompson~~ **Fant & Fant** Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

BOOK 1377 PAGE 682

The State of South Carolina,

COUNTY OF GREENVILLE

SEP 13 9 46 AM '78
DONNIE S. TANKERSLEY
R.M.C.

JAMES B. KLUGE and RHONDA T. KLUGE

SEND GREETING:

Whereas, we, the said James B. Kluge and Rhonda T. Kluge

hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Jerry P. Thompson and Virginia W. Thompson

hereinafter called the mortgagee(s), in the full and just sum of Four Thousand and No/100-----

-----DOLLARS (\$4,000.00), to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Eight (8%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 10th day of October, 1976, and on the 10th day of each month of each year thereafter the sum of \$110.09, to be applied on the interest and principal of said note, said payments to continue up to and including the 10th day of February, 1980, and the balance of said principal and interest to be due and payable on the 10th day of March, 1980; the aforesaid monthly payments of \$110.09 each are to be applied first to interest at the rate of Eight (8%) per centum per annum on the principal sum of \$4,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Jerry P. Thompson and Virginia W. Thompson, their heirs and assigns forever:

ALL those pieces, parcels or lots of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 112 and part of Lot 111 on Plat of Property of B. H. Trammell and C. E. Robinson, Jr., which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book V, Page 33, and having, according to a recent plat of Property of Jerry P. Thompson and Virginia W. Thompson, made by R. W. Dalton, Engineer, November, 1975, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Beck Avenue, said iron pin being 202.3 feet from an iron pin in the northwest intersection of Old Augusta Road and Beck Avenue; and running thence along Beck Avenue, S. 89-47 W. 100 feet to an iron pin; thence through Lot 111, N. 0-13 W. 240 feet to an iron pin; thence N. 89-47 E. 100 feet to an iron pin; thence S. 0-13 E. 240 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Jerry P. Thompson and Virginia W. Thompson, of even date, to be recorded herewith.

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