

FILED  
GREENVILLE CO. S. C.

BOOK 1433 PAGE 856

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

318 E. FAY'S RD  
GREENVILLE S.C. 29605

MAY 31 4 31 PM '77  
WHE S. TANKERSLEY  
R.M.C.

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

WHEREAS, Henry G. Elrod

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES C. THOMSON

(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 TEN THOUSAND, FOUR HUNDRED AND NO/100-----

Dollars (\$ 10,400.00 ) due and payable

as follows:

\$2,600.00 on June 1, 1979  
\$2,600.00 on June 1, 1980  
\$2,600.00 on June 1, 1981 and  
\$2,600.00 on June 1, 1982

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 8% per centum per annum, to be paid: annually

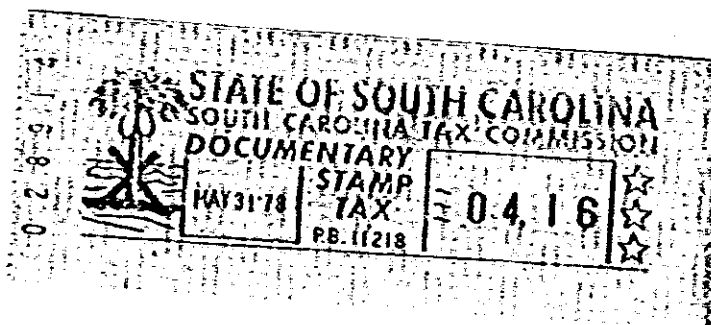
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 on the North side of Hammond Street, between Main Street and Rhett Street, in the City of Greenville, and known on plat revised by J. R. Lawrence Dated April 23, 1898, as Lot No. 25, having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Hammond Street 120 feet from the northeast corner of Hammond Street and Rhett Streets, (this point being the southeast corner of Lot No. 24, and now owned by Wickliffe), thence N. 38-55 E. 219.6 feet to a point on a thirty (30) foot street along the river; thence with said Street S. 303-30 E. 62 feet to stake in corner of Lot now owned by Boggs; thence with line of Boggs Lot S. 38-55 W. 212 feet to point on Hammond Street; thence N. 36-41 W. 60 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by Deed of James C. Thomson of even date to be recorded herewith.



GCTO -----2 NY31 78 1003

2.5001

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.

5  
8  
9

4328 RV-2