

MORTGAGEE'S ADDRESS:

305 N. Main
Fountain Inn SC

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1452 PAGE 610

GREENVILLE 00.8.1
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RECORDED

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS C. MATTISON AND MARGARET H. MATTISON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SARA DELL PATTON

(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

FOUR THOUSAND THREE HUNDRED AND 00/100----- Dollars \$4,300.00) due and payable

in sixty (60) monthly installments of \$89.27 each, with the first payment being due 30 days from date and due on the same day of each month thereafter until paid in full; mortgagor to have right of prepayment without penalty;

with interest thereon from date at the rate of NINE 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:

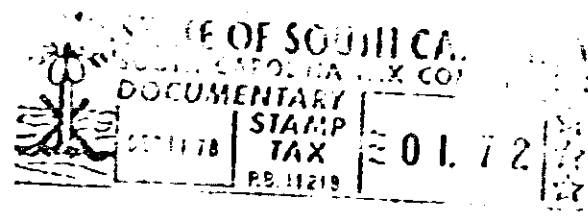
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Fairview Township, on the western side of Quillen Avenue (known as Jones Mill Road) in the Town of Fountain Inn. Said property being described as follows:

BEGINNING at an iron pin on the Western edge of Quillen Avenue, joint front corner with lot formerly of Mark C Nelson and running thence along the western edge of said street, N. 31-3/4 E., 200 feet, more or less, to an iron pin, joint corner with lot formerly P.A. Green; thence with the joint line of the Green lot in a northwesterly direction 220 feet to an iron pin; thence in a southwesterly direction, 135 feet to an iron pin, back joint corner with said Nelson lot; thence with the joint line of the Nelson lot, S. 40-05 E., 225.4 feet to an iron pin, the point of beginning and bounded by Nelson lot, Quillen Avenue, Green lot and others.

This is the identical property conveyed to the mortgagors by deed of Sara Dell Patton, to be recorded of even date herewith.

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Together with all and singular rights, members, hereditaments, 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.

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