

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

SEP 20 3 29 PM '79

BOOK 1181 PAGE 386

COUNTY OF GREENVILLE

DONOR: HENRIERSLEY
S.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. A. THACKSTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BLUE RIDGE PRODUCTION CREDIT ASSOCIATION

(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 EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100- Dollars (\$ 8,250.00) due and payable

in the monthly installments of \$107.00 beginning 1 month from date and payments to extend for 10 years until paid in full.

with interest thereon from date at the rate of 9 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, Fairview Township, fronting on Putman Road and being more fully described on a plat entitled Survey for Watson B. Keefe made by Carolina Surveying Company, dated July 11, 1974 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Putman Road at the joint front corner of instant property and property of Watson B. Keefe, containing 0.85 acres, and running thence along the common line of said Watson B. Keefe N. 42-51 E., 150 feet to an iron pin; thence N. 50-12 E., 285 feet to an old iron pin; thence still with Keefe line N. 32-56 E., 187.9 feet to an old iron pin; thence N. 57-17 E., 59.5 feet to an old iron pin; thence S. 42-52 E., 535.3 feet to an old iron pin; thence S. 21-46 W., 366.4 feet along Babb line to an old iron pin; thence along Putman line S. 80-52 W., 576.2 feet to an iron pin in the center of right-of-way of Putman Road (Babbtown Road); thence N. 21-10 W., 160 feet to an iron pin, corner with Onnen property; thence N. 42-00 E., 276.1 feet to an iron pin; thence N. 42-47 E., 170.7 feet to an iron pin; thence N. 37-22 W., 105.8 feet to an iron pin; thence S. 53-33 W., 383.9 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Blue Ridge Production Credit Association to be recorded of even date herewith.

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STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP
SEP 20 1979
L. P. HARRIS

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.

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