

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, CURTIS THOMPSON,

hereinafter referred to as Mortgagor) is well and truly indebted unto BEATRICE DAVIS

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 TWENTY THOUSAND AND NO/100-----

----- Dollars (\$ 20,000.00) due and payable

\$300.00 per month with payments applied first to interest and balance to principal

with interest thereon from date at the rate of 10% 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 afore-said 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 northeasterly side of Worley Road, near the City of Greenville, being shown as Lots No. 1 and 2 and a 20 foot alley on a plat of the property of W. H. Alford, recorded in the RMC Office for Greenville County in Plat Book II, page 182, and being further shown on a plat of the property of B. L. Mullinax and Ruby H. Mullinax as Lots 1 and 2 in said RMC Office in Plat Book ZZ, page 85, and having according to last mentioned plat the following metes and bounds, to wit:

BEGINNING at iron pin on northeasterly side of Worley Road, joint front corner of Lot 1 and proposed street; thence along dividing line of Lot 1 and proposed street N. 48-05 E. 185.2 feet to iron pin; thence N. 41-55 W. 80 feet to iron pin, joint rear corner of Lots 1 and 2; thence with rear line of Lot 2 N. 41-55 W. 76.2 feet to iron pin; thence S. 47-51 W. 138.9 feet to iron pin on northeasterly side of Worley Road; thence with northeasterly side of Worley Road S. 25-27 E. 80 feet to iron pin, joint front corner of Lots 1 and 2; thence continuing with said road S. 25-27 E. 82.4 feet to iron pin, point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of B. L. Mullinax and Ruby H. Mullinax of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

Together with all and singular rights, remedies, franchises, appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may now or hereafter accrue, 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey, or otherwise dispose of the premises free and clear of all liens and encumbrances except as provided herein. The Mortgagee 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 who may ever lawfully claim the same or any part thereof.

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