

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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WARRERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, George H. Theis and Joanne C. Theis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company  
Piedmont, S.C.

(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 eight hundred ninety-one and 32/100----- Dollars (\$ 4,891.32 ) due and payable in thirty - six monthly payments of \$135.87 each , the first of these due on April 15, 1981 with a like amount due on the 15th day of each calendar month thereafter until full amount is paid in full.

with interest thereon from date at the rate of 17.49 per centum per annum, to be paid: in advance

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:

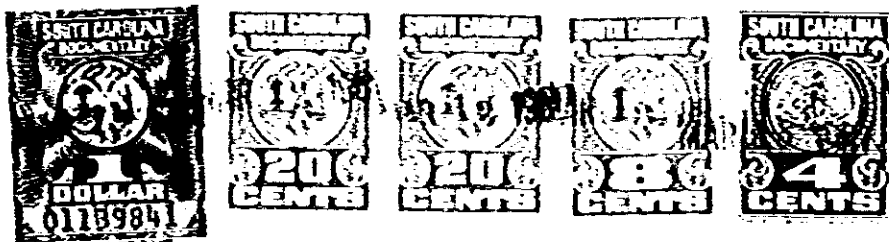
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or lot of land with improvements thereon situate , lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County , S.C. and being more particularly described as Lot No. 106 , Section 4 as shown on a plat entitled " Property of Piedmont Mfg. Co . , Greenville County " , made by Dalton & Neves , February , 1950 ; Sections 3 and 4 of said plat are recorded in the RMC Office for Greenville County in Plat Book Y , at pages 2 - 5 , inclusive and pages 6 - 9 , inclusive , respectively . According to said plat the within described lot is also known as No . 14 Spring Street and fronts thereon 93 feet .

This conveyance is made subject to any and all existing and recorded easements , rights-of-way and restrictions affecting said property .

This is the same property conveyed to George H. Theis and Joanne C . Theis by deed of Sandra Diane Powell dated November 12 , 1979 , recorded in the Office of RMC for Greenville County in Book 1116, of Deeds , page 88 . . .



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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 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 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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