

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 3 10 24 AM '81
DONN. CAMPBELL

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

WHEREAS, We, Daniel J. Duvall and Mary Duvall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles Robert Thompson & Aileene K. Thompson

(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-FIVE THOUSAND FOUR HUNDRED ----- Dollars (\$ 25,400.00) due and payable

\$261.27 on July 1, 1981 and a like amount on the first day of each and every month thereafter up to and including May 1, 1983 and the entire principal sum and accrued interest on June 1, 1983; said installments to be applied first in payment of interest and balance to principal

with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly

The mortgagor has the right to repay the entire amount of this mortgage at any time without penalty.

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, the Mortgagee's heirs, 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, being shown as Lot No. 57 on a plat of BELMONT HEIGHTS made by C. C. Jones, Engineer, dated April 1954, and recorded in the RMC Office for Greenville County, S.C., in plat book "GG" pages 54 and 55, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Cool Brook Drive at the joint front corners of Lots Nos. 56 & 57, and running thence with said Cool Brook Drive S. 24-34 E. 70 feet to an iron pin; thence with the common line of Lots 57 & 58, S. 64-26 W. 163 feet to a point in the center of a branch; thence with said branch as the line, the traverse line being N. 54-12 W. 45.1 feet to an iron pin; thence continuing with said branch as the line, the traverse line being N. 18-34 E. 42.2 feet to an iron pin at the joint rear corners of Lots Nos. 56 & 57; thence with the common line of said lots N. 64-26 E. 155 feet to an iron pin the beginning corner.

This is the same property conveyed to mortgagors by mortgagee by deed of even date herewith, to be recorded.

Mortgagees' address:
Route # 6, Box 353
Kinston, NC 28501

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STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
TAX
JUN 10 1981

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 is 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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