

MORTGAGE OF REAL ESTATE -

FILED
GREENVILLE, S. C.

BOOK 1562 PAGE 436

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 30 PM '82

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LAURA PERLINA THOMASON, Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto MURTIS D. THOMASON

(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 FORTY SEVEN HUNDRED DOLLARS

Dollars (\$ 4700.00) due and payable

with interest thereon from January 27, '82 at the rate of 10% per centum per annum, to be paid: In monthly payment of \$75.00

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, State of South Carolina

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Plainfield Circle and being known and designated as Lot No. 208 on plat of SOUTH FOREST ESTATES Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 195 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the same property conveyed to the Mortgagor by the deed of Johnny J. Cox and Linda A. Cox dated January 28, 1982 and recorded in the RMC office for Greenville County in Deed Book 1161, page 647.

This is a second mortgage being subject to a first mortgage granted to Engel Mortgage Company, Inc. dated August 10, 1979 in the original amount of \$27,800.00 and recorded in Mortgage Book 1476, page 575. This mortgage was assigned to Secretary of Housing and Urban Development on August 10, 1981, and recorded in Mortgage Book 1551 page 438.

RECORDED
GREENVILLE, S. C.
MAY 11 1982

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

10436

4328 RV-2