

AUG 30 12 00 PM '82

LONG, BLACK & GASTON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, ROBERT T. THOMPSON, JR. AND DEIDRE M. THOMPSON

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

G. DONALD GIBBINS AND ANNA W. GIBBINS

(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

FIFTY TWO THOUSAND SIX HUNDRED DOLLARS AND NO/100 Dollars (\$ 52,600.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

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

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, on the northern side of Woodvale Avenue in the City of Greenville, being known and designated as Lot No. 200 and a portion of Lot 199 as shown on a plat of TRAXLER PARK, made by R. E. Dalton, dated March, 1923, recorded in the RMC Office for Greenville County, South Carolina in Plat Book F at pages 114 and 115 and having, according to a more recent survey thereof entitled property of George Donald Gibbins and Anna W. Gibbins made by Freeland and Associates, dated August 28, 1981m recorded in Plat Book 8T at Page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodvale Avenue at the joint front corner of Lts.nos. 200 and 201 and running thence along the common line of said lots, N. 25-23 W. 212.37 feet to an iron pin in the line of Lot no. 197; thence along the common line of said lots, N. 64-37 E. 126.20 feet to an iron pin on the southwestern side of Rock Creek Drive; thence along the southwestern side of Rock Creek Drive, S.63-16 E. 26.60 feet to an iron pin; thence S. 65-25 W. 40.90 feet to an iron pin; thence S. 25-23 E. 203.10 feet to an iron pin on the northern side of Woodvale Avenue; thence along the northern side of Woodvale Avenue S. 70-53 W. 102.25 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of G. Donald Gibbins and Anna W. Gibbins, dated August 16, 1982, and recorded simultaneously herewith.

THIS mortgage is junior in lien to that certain mortgage in favor of American Federal Savings and Loan Association, dated September 1, 1981, and recorded in the RMC Office for Greenville County in REM Book 1551 at Page 610 in the original amount of \$58,000.00, and having a principal unpaid balance of \$57,900.00.

Mortgagor's Address: 215 East Montclair
Greenville, SC. 29609

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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 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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