

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MAY 30 3 44 PM '84
RECORDED
R.M.C. OFFICE

MORTGAGE OF REAL ESTATE

BOOK 1698 PAGE 888

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD F. THOENNES

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK, Greenville, 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

TWENTY-FIVE THOUSAND ----- Dollars (\$25,000.00) due and payable

with interest thereon from ----- at the rate of 12.50 per centum per annum, to be paid: May 27, 1984

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

being shown and designated as Lot 7 or 2.3 acres on plat of Hearthstone Estates as prepared by James R. Freeland, RLS, dated September 21, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7C, Page 71 and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on Lodgewood Trail at the joint front corner of lots 7 and 8 and running thence with the curvature of said Lodgewood Trail N. 76-32 W. 68.4 Feet to an iron pin; thence N. 59-41W., 214.2 Feet to an iron pin; thence N. 14-14 E., 403.3 Feet to an iron pin; thence S. 60-17 E., 239.3 Feet to an iron pin, the joint rear corner of lots 7 and 8; thence with the common line of said lots S. 7-49 W., 400.3 feet to an iron pin at the joint front corner of said lots on Lodgewood Trail, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Anthony W. Abercrombie and Bonnie F. Abercrombie dated March 2, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1131 at page 491 on August 19, 1980

GRANTOR'S ADDRESS
RT 5 LODGEWOOD TRAIL
Greenville SC. 29651

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY 23 1984
\$ 10.00
RECEIVED

400 3 41001A01

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.