

FILED
MORTGAGE - INDIVIDUAL FORM 3
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Malcolm G. Thruston, Jr. and Ann C. Thruston

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

(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-FOUR THOUSAND AND NO/100**-----

----- Dollars (\$ 24,000.00) due and payable
Reference is hereby made to promissory note of even date, the terms of which are incorporated herein by reference.

with interest thereon from date at the rate of **11** per centum per annum, to be paid.

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, situate lying and being on the Northeast Side of Keith Drive in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot no. 47 as shown on plat of the property of Ed B. Smith made by Pickell and Pickell, January 15, 1945 and recorded in the RMC Office of Greenville County, South Carolina, in Plat Book S at Page 23 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northeast side of Keith Drive, joint front corner of Lots 46 and 47; thence running with line of Lot 46, N. 54-15 E. 150 feet to pin; thence S. 35-45 E. 75 feet to pin, rear corner of Lot 49; thence with the line of Lot 49, S. 54-15 W. 150 feet to pin on Keith Drive; thence with the Northeast side of said Drive, N. 35-45 W. 75 feet to the beginning.

This being the same property conveyed to the mortgagors by deed of Marie Reaves Smith of even date to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagee further covenants and agrees as follows

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

0650

RECORDED