

Mortgagee's mailing address: Rt. 3, Greenville, S. C. 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1622 49

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE S.C.

AUG 14 2 50 PM '83

WHEREAS, we, Carl R. Thackston and Ruth B. Thackston,
(hereinafter referred to as Mortgagor) is well and truly indebted unto William Dennis Black,

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 Sixteen Thousand and no/100-----

----- Dollars (\$ 16,000.00) due and payable
in equal monthly installments of Two Hundred Thirty and no/100 (\$230.00)
Dollars each, beginning on the first day of September, 1983, and then
thereafter on each successive date and month until paid in full,

with interest thereon from date at the rate of twelve per centum per annum, to be paid. Interest
is computed in the monthly payments.

There is no penalty for prepayment.

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 Mortgagee in hand well and truly paid by the
Mortgagor at and before the signing and delivery of these presents, the mortgage 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 Montague Circle, and being shown as
Tract 2 on a plat entitled "Property of Carl R. and Ruth B. Thackston",
dated July 25, 1983, prepared by Clifford C. Jones, RLS, said plat to be
recorded herewith, said property having the following metes and bounds,
to-wit:

Beginning at an iron pin on Montague Circle, said pin being 542.1 feet
from Duncan Chapel Road; thence along said Montague Circle, S. 11-34 W.
558.0 feet to an iron pin; thence S. 81-23 E. 257.0 feet to an iron pin;
thence N. 5-00 E. 322.0 feet to an iron pin; thence S. 76-25 E. 356.4
feet to an iron pin; thence N. 10-37 E. 190.0 feet to an iron pin;
thence N. 00-53 W. 81.3 feet to an iron pin; thence N. 81-43 W. 556.3
feet to the point of beginning, containing 5.0 acres.

This is a portion of the same property conveyed to the mortgagors herein
by deed of the mortgagee, on even date, and recorded in Deed Book 1174,
Page 224, RMC Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and heating
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 Mortgagee 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.

1622 49

1622 49