

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JAN 19 1984
DORRIS W. WILSON
R.M.C.

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

WHEREAS, Claude Thompson and Mary Thompson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pierce Landers, Jr. and Betty Lou Landers

(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

Eight Thousand and no/100ths ----- Dollars (\$ 8,000.00) due and payable according to the terms and conditions of that certain promissory note being recorded concurrently herewith.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

ALL that certain piece, parcel or lot of land lying being in the Fairview Township, County and State aforesaid, located on the Southwest side of Cox Street near near the town of Simpsonville, being shown as a portion of Lot No. 3 of a plat made by E.E. Gary, Surveyor on November 26, 1948, and more fully described as follows:

BEGINNING at an iron pin on Cox Street, joint front corner of lands now or formerly of Medlock, and thence running along Cox Street S. 73 1/2 E. 90 feet to an iron pin on Cox Street, joint front corner with lot No. 2; thence along line of lot No. 2, S. 1 1/2 W. 122 feet to an iron pin on the joint lot line of Lot No. 2; thence turning to a point on the joint lot line now or formerly of Medlock and the joint line of Lot No. 4 146 feet from the iron pin on Cox Street; thence running along the Medlock line N. 1 1/2 E. 146 feet to Cox Street and the point of the beginning.

It is the intent of the grantors to convey all their interest in one-half of Lot No. 3 which borders Street.

This being the same conveyed to Claude Thompson and Mary Thompson by deed of Pierce Landers, Jr. and Betty Lou Landers dated and recorded concurrently herewith.

MORTGAGEE'S ADDRESS: 427 W. Georgia Rd.
Simpsonville, SC 29681

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JAN 19 1984
STAMP TAX \$ 03.20
EP 11218

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 the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

0597

1328 W 2