

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE, S.C.
FEB 1 2 1984
JUNIOR W. WINSLEY
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William H. Thomas, III
(hereinafter referred to as Mortgagor) is well and truly indebted unto William H. Meldrum

(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 Thousand and No/100ths-----

----- Dollars (\$ 50,000.00) due and payable
in 240 equal monthly installments of \$482.51 each, beginning one month from date

with interest thereon from _____ date _____ at the rate of ten (10) per centum per annum, to be paid: monthly

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 14 and 12 on a plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book G at Page 197 and having such metes and bounds as shown thereon.

Meldrum

This is the same property heretofore conveyed to William H./herein and Jeanette A. Meldrum by deed of Franklin Finance and Loan Company recorded in the R.M.C. Office for Greenville County for August 12, 1955 in Deed Volume 532 at page 27. Jeanette A. Meldrum heretofore died testate in the State of Florida with exemplified copies of the Probate proceedings from the State of Florida filed in the Probate Court in Greenville County in Apartment 1749, file 1.

ALSO:

ALL that strip or portion of land lying along the northern boundary of Lot 15 of Parrish, Gower and Martin Subdivision plat of which is recorded in Plat Book G page 197 in the R.M.C. Office for Greenville County and being more particularly described according to plat of property of Eston L. Rodgers of record in the R.M.C. Office for Greenville County in Plat Book RRR at page 53 as follows:

BEGINNING at an iron pin on Jones Avenue in the City of Greenville at the joint corners of Lots 14 and 15, thence S. 84-47E. 67.4 feet to iron pin; thence N. 88-26 E. 32.7 feet to iron pin; thence N. 10-29 E. 3.3 feet to rear line of Lot 12, thence N. 88-58 W. 100 feet along rear lines of Lots 12 and 14 to point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of William H. Meldrum, also known as William A. Meldrum, dated January 1984, and recorded in the R.M.C. Office for Greenville even date herewith, in Deed Book _____ at page _____.

Mortgagee's address:

2602 Duke Ct.
Lake Worth, Fla 33460

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX = 20.00
FEB-1984

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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