

168 JULY ST
Spartanburg, SC
29302

MORTGAGE OF REAL ESTATE

VOL 1680 PAGE 574

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Purchase Money Mortgage
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald A. Thomas and Louise B. Thomas

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Jane P. Smith Means

(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 Thirty-eight thousand and no/100ths-----
-----Dollars (\$38,000.00) due and payable

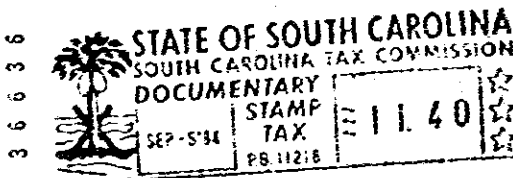
with interest thereon from DATE at the rate of twelve (12%) per centum per annum, to be paid: According to said note

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 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 known and designated as Townhome No. A-3 of McDaniel Green North Horizontal Property Regime, the Master Deed for which is recorded in the RMC Office for Greenville County in Deed Book 1109 at Page 45, amended by instrument recorded in Deed Book 1120 at Page 542.

This being the same property conveyed to the Mortgagor by deed of even date to be recorded herewith.



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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 Mortgagee covenants that it is lawfully seized of the premises hereinafter described in the simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and sing for the said premises unto the Mortgagee, forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

168 JULY ST

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