

FILED
GREENVILLE CO. S. C.

BOOK 1483 PAGE 381

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

W. H. FISHERSLEY
R.M.C.

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

WHEREAS, We, Joe G. Thomason and John T. Douglas, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Five Thousand Four Hundred and Three and 60/100----

-----Dollars (\$ 5,403.60--) due and payable
in Sixty (60) monthly payments of Ninety and 06/100 (\$90.06) Dollars to be
applied first to principal, then to interest with the first payment due
November 8, 1979, and a like sum on the same day of each month thereafter
until paid in full, of interest as
with interest thereon from date at the rate of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ contained in
said note to be paid as provided therein.

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,

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, near the City of Greenville, being known as Lot No. 9, East Belvedere Road, according to a survey of South Forest Estates made August 29, 1955 by Pickell and Pickell, Engineers, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GG, at Page 181, and having such metes and bounds as shown thereon.

This being the same property conveyed unto the Mortgagors herein by deed of Gerald D. Lawson recorded on July 24, 1979, in Deeds Book 1107, at Page 579, in the R.M.C. Office for Greenville County, South Carolina.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This mortgage is second in priority unto mortgage given unto Carolina National Mortgage Investment Company, Inc. recorded in mortgages book 1172, at page 09, on November 6, 1979, in the RMC office for Greenville County.

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STATE OF SOUTH CAROLINA
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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 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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