

MORTGAGE OF REAL ESTATE -

BOOK 1491 PAGE 758

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
DEC 21 10 33 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Eric P. Thiess

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank

(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 Sixty-seven Thousand, Three Hundred, Thirty-three and 56/100ths (principal and interest) Dollars (\$67,333.56) due and payable /\$42,787.00

with interest thereon from December 20, 1979 the rate of _____ per centum per annum, to be paid: at such rates and upon such terms as provided in the promissory note executed herewith.

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 certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, situate, lying and being within the Town of Simpsonville, adjoining lot now or formerly owned by G. D. Young, Mrs. Leila O. Green and Simpsonville Mercantile Company, being Lot 15, with frontage on Maple Street of 71½ feet and with depth of 150 feet.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Daniel Byron Verdin, Jr. as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1113, Page 167. on October 8, 1979.

Mortgagor agrees to furnish to Mortgagee financial statements (personal and business) no less often than annually and such other information as Mortgagee may request from time to time.

Mortgagor also agrees to maintain disability insurance during the term of this loan in sufficient amount to cover the payments due on said loan and to furnish Mortgagee with proof of same.

GCTO --- 1 DE 21 79 915

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY TAX COMMISSION
DOCUMENTARY
STAMP
TAX
1712

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 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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