ADDRESS: 280 King St. Attle kn Mass 01460 THE OF SOUTH CAROLINA $CR_{F, S}$ FILED MORTGAGE OF REAL ESTATE SUNTY OF GREENVILLE $ROM_{N_{I}}$ $ROM_{N_{I}}$ TO ALL WHOM THESE PRESENTS MAY CONCERN: WHEREAS, Joe G. Thomason and Hob R. Janes STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 101/

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Richard E. Truesdell

in accordance with the terms of the note of even date herewith which are and payable incorporated herein by reference

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 buildings and improvements thereon, situate, lying and being in Greenville County, South Carolina near the City of Greenville being known and designated as Lot No. 29 of a plat of PROPERTY OF R. W. MANLEY recorded in the RMC Office for Greenville County, S. C. in Plat Book XX at page 9, located on the northeastern corner of Nobel Street (also known as Penarth Street) and Fairfax Drive and having according to a more recent survey by C. C. Jones dated July 10, 1963, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Nobel Street (also known as Penarth Street) at the joint front corner of Lot 28 and running thence with the eastern side of said street, S. 31-07 E., 130 feet to an iron pin; thence with the curve of the intersection of Nobel Street and Fairfax Drive, the chord of which is S. 76-07 E., 28.3 feet to an iron pin; thence with Fairfax Drive, S. 58-53 E. 114.4 feet to an iron pin; thence continuing with Fairfax Drive, S. 59-52 E., 20.6 feet to an iron pin; thence with Line of Lot No. 26, N. 31-07 W., 149.6 feet to an iron pin in the line of Lot No. 28; thence with the line of Lot No. 28; S. 58-53 W., 155 feet to the beginning corner.

The above property is the same property conveyed to the mortgagors by deed of Richard L. Truesdell to be recorded herewith and deed of Delores G. Truesdell recorded October 20, 1980 in Deed Book 1136 at page 175.

This mortgage is junior in lien to that certain mortgage given to First Federal Savings and Loan Association recorded in Mortgage Book 1425 at page 617 and to that certain mortgage given to U. S. Life Credit Corporation recorded in Mortgage Book 1473 at page 800.

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fegether with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

TOHAVE 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 bereinabove 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.

The Mortgagor further covenants and agrees as follows:

That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.