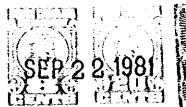
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## BOOK 1553 PAGE 417 MORTGAGE





A OUNT ENAMCED: \$3,248.26

Charles W. Thomason and Nellie Thomason

WHERRAS (Ge) hereinafter also styled the mortgager) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto Poinsett Discount Co., Inc., Greenville, S. C. , (hereinafter also styled the mortgagee) in the sum of 5,035.20 equal installments of \$

Nov. and falling due on the same of each subsequent month, as in and by the said Note and conditions thereof, reference thereunto had will more fully appear

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid, by the said mortgages, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 32 and part of Lot 33 as shown on plat of extension of Pine Grove Heights, which plat is of record in the RMC Office for Greenville County in Plat Book SS, at page 83, and having, according to a more recent survey by Jones Engineering Service, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Pine Grove Lane at joint front corner of Lots Nos. 31 and 32; running thence along joint line of said lots N. 30-25 E. 175 feet to an iron pin; running thence S. 59-35 E. 90 feet to an iron pin at joint rear corner of Lots No. 32 and 33; running thence with rear line of Lot No. 33 S. 2-25 E. 28.8 feet to an iron pin; running thence on a straight line S. 36-23 W. 151.2 feet to an iron pin at joint front corner of Lots Nos. 32 and 33 on northeastern side of Pine Grove Lane; running thence along said lane N. 59-35 W. 90 feet to an iron pin at point of beginning. This conveyance is made subject to all restrictions, easements and rights of way which may affect the property hereinabove described.

As recorded in the records of the RYC Office for Greenville County, South Carolina the title is now vested in Charles W. Thomason as recorded in Deed Book 961 at page 256 on November 27, 1972 by deed of Cecil Lee Fleming.

IT IS HEREBY UNDERSTOOD THAT THIS MORTGAGE CONSTITUTES A VALID SECOND LIEN ON THE ABOVE DESCRIBED PROPERTY.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgages its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgogor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its this) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgages its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, AND It is AGREED, by an detween the surf patters, that the same shall first become payable, then the said mortgages, its shall full to pay all laxes and assessments upon the said premises when the same shall first become payable, then the said mortgages, its (his) being, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payeble, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured bereby, shall fortheith become due, at the option of the said mortgages, its (his) being, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt 23 secured hereby, and may be recovered and collected hereunder.

PROVIDED. ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs executors or administrators shall pay, or couse to be paid unto the said mortgages, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgages, his (their) heirs, successors, or assigns, occording to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in fall force and virtue.

payment shall be mode.

September 15th WITNESS my (our) Hand and Seal, thi Signed sealed and delivered in the pre

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