



1979 631

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

A.W. Thomas, III and Carolyn L. Thomas (herein "Borrower") and the
Mortgagee First Piedmont Bank & Trust Company
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Seventy five thousand and no/100-- Dollars (\$*75,000.00*) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable on demand

; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of Seventy-five thousand and no/100 Dollars (\$*75,000.00*);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the Northwestern intersection of Woodland Way and Hemlock Drive in a subdivision known as Boxwood Manor, being know and designated as LOT NO. 5 of said subdivision, and being described according to a plat of Boxwood Manor Subdivision, recorded in the RMC Office for Greenville County in Plat Book BB at page 85, and also according to a more recent plat prepared by Piedmont Engineering Service, dated February 17, 1954, and entitled "Property of John W. Arrington, III, Greenville, S.C." The within conveyed premises have according to said plats the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Woodland Way at the joint front corner of Lots Nos. 5 and 6 of said subdivision (which iron pin is 100 feet from the intersection of Woodland Way and Hemlock Drive) and running thence along the common line of said lots N 29-08 W 250.0 feet to an iron pin; thence N 60-52 E 100 feet to an iron pin on the Western side of Hemlock Drive; thence along the Western side of Hemlock Drive S 29-08 E 250 feet to an iron pin at the Northwestern corner of the intersection of Hemlock Drive and Woodland Way; thence along the Northern side of Woodland Way S 60-52 W 100 feet to an iron pin, the beginning corner.

This is the same property conveyed to Robert S. Davis by John W. Arrington, III as will more fully appear in the records of the RMC Office in Deed Book 568, page 89. on October 27, 1972, Robert S. Davis died testate as will more fully appear in the records of the Probate Court for Greenville County in Apartment 1254, File 1, reference to which is

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