FILED.
FI

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

4 42 11 1

MORTGAGE OF REAL ESTATE

800x 1380 PAGE 61

BONNIE S. FANKERSLE) TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CARL H. AND PATRICIA MEHUS

foreinafter referred to as Mortgagor) is well and truly indebted tunto

W.T. THOMAS

(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 Nineteen Thousand Seven Hundred and Fifty Dollars - - - -

---- Dollars (\$19,750.00) due and payable

with payments beginning July 1, 1976 and continuing thereafter by the 15th of each month for a period of 240 months (20 years) until paid in full, in equal monthly installments of One Hundred Seventy Seven and 70/100 Dollars (\$177.70); and said payments of principal and interest have been computed on the principal amount of Nineteen Thousand Seven Hundred and Fifty Dollars (\$19,750.00).

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly

ALL that piece, parcel and lot of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the southerly corner of Woodbine Road and East Hillcrest Drive and being known and designated as Lot 39, of the Subdivision known as "Northwood" according to a plat of said Subdivision recorded in the RMC Office for Greenville County in Plat Book J at Pages 102 and 103, reference to said plat craved for the metes and bounds of said lot.

The within property is the same acquired by the mortgagor by deed from W. T. Thomas recorded October 8, 1976.

5. 7.92



Together 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.

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 Mortgagoe 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:

ያስያተሉ የሚያለመው መጀመሪያ የመጀመሪያ የመጀ

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

4328 W.25

4.5

0