

1636-076

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE S.C.  
MAY 16 11 38 AM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. WATSON  
R.M.

WHEREAS, Robert T. Thompson

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

(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

One hundred six thousand five hundred - - - - - Dollars (\$ 106,500.00) due and payable in five (5) equal, annual, installments of \$21,300.00, commencing May 16, 1984, and continuing on each anniversary date thereafter until paid in full,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually with principal

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

ALL that certain piece, parcel, or tract of land, containing 10.0 acres, situate, lying and being in Greenville County, South Carolina, being shown and designated on a Plat of Property of John Henry McDaniel, prepared April 22, 1983, by T. Craig Keith, R.L.S., recorded in the RMC Office for Greenville County in Plat Book 95, at Page 74, and having, according to said Plat, the following metes and bounds:

BEGINNING with a nail cap in the center of Sweet Gum Drive, and running with the center of Sweet Gum Drive, the following courses and distances: thence S 55-32 W, 357.6 feet; thence S 52-19 W, 50.0 feet; and thence S 46-39 W, 50.0 feet to a nail cap in the center of Sweet Gum Drive; thence N 35-48 W, 943.07 feet to an iron pin; thence with the line of John Henry McDaniel Property, N 55-32 E, 476.7 feet to an iron pin; thence with the line of property of Robert T. Thompson, S 34-36 E, 932.3 feet to a nail cap in the center of Sweet Gum Drive, the point of beginning.

This is the same property conveyed by John Henry McDaniel to Robert T. Thompson by deed dated May 16, 1983, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE

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2MY1683  
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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAY 16 1983  
STAMP  
TAX  
\$ 42.60  
P.S. 11245

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 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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