

145 Burkland Rd
Simpsonville, S.C.

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

BOOK 1452 PAGE 345

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES C. THOMPSON and BETTY C. THOMPSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLAUD C. CALMES

(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 -----

-----TWENTY THOUSAND and NO/100-----Dollars (\$ 20,000.00) due and payable

according to note in the amount of \$20,000.00 given by Mortgagors to Mortgagee dated December 6, 1978

with interest thereon from date at the rate of eight per centum per annum, to be paid. when principal payments are made.

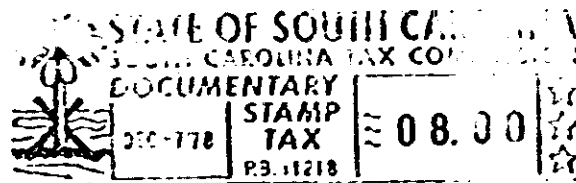
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville and being in Austin Township, near Simpsonville at the intersection of Scarsdale Avenue and South Carolina Highway No. 14 (Old Laurens Road), being shown on a plat of the property of Dera R. Conway, Simpsonville, S.C., prepared by Dalton & Neves, Engineers, in March 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Scarsdale Avenue and South Carolina Highway No. 14 and running thence along the southerly edge of the right of way of Scarsdale Avenue, S. 54-31 W. 103.9 feet to an iron pin on the easterly edge of the right of way of the Seaboard Coastline Railway; thence along the easterly edge of the right of way of Seaboard Coastline Railway, S. 36-08 E. 155.1 feet to an iron pin; thence N. 54-31 E. 83.5 feet to an iron pin on the westerly edge of the right of way of South Carolina Highway No. 14; thence along the westerly edge of the right of way of South Carolina Highway No. 14, N. 48-59 W. 156.2 feet to an iron pin, the point of beginning.

This being a portion/ of property conveyed to the Mortgagors herein by deed of Claud C. Calmes of even date, to be recorded herewith.



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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