

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE GARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, James W. Thomas and Patsy R. Thomas

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thrift Builders, Inc.

(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 Thousand and No/100

Dollars (\$ 1,000.00) due and payable

on or before five (5) years from date,

with interest thereon from date at the rate of Six per centum per annum, to be paid at maturity

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, being known and designated as Lot 60, Edwards Forest, Block C, according to plat prepared by Woodward Engineering Company, Inc., January, 1955, recorded in the RMC Office for Greenville County in Plat Book "BB", at page 181. According to said plat the property is more fully described as follows:

Beginning at an iron pin on Old Indian Trail at the joint front corner of Lots 60 and 61 and running thence along the joint line of said Lots, N. 9-02 E. 308.2 feet to an iron pin in the line of Lot 50; thence along the line of Lot 50 in a north-westerly direction, 36.2 feet to an iron pin; thence N. 77-50 W. 28.4 feet to an iron pin at the corner of Lot 54; thence with the line of Lot 54, S. 58-38 W. 41.6 feet to an iron pin at the corner of Lot 59; thence along the joint line of Lot 59 and 60, S. 9-02 W. 303.2 feet to an iron pin on Old Indian Trail; thence S. 80-58 E. 90 feet to the point of beginning.

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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.