

MORTGAGE OF REAL ESTATE  
FILED  
GREENVILLE CO. S. C.

VOL 1402 PAGE 114

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

APR 5 3 15 PM '79  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James M. and Odessa B. Thompson

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Templan Inc., of Greenville**  
107 E. North Street Greenville, Sc

(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

Three thousand Three Hundred Twelve and no/100-----Dollars (\$ 3,312.00 ) due and payable in thirty six (36) monthly installments of Ninety Two (92.00) dollars each commencing on the 1st day of ~~May~~, 1979 and payable on the 1st day of each month thereafter until paid in full

with interest thereon from March 23rd at the rate of 12.45 per centum per annum, to be paid: **annually**

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, Chick Springs Township, State of South Carolina being known and designated as lot #69, of Peace Hacen Section No, 4, as shown on plat thereof recorded in the RMC office for Greenville County in Plat Book XX, page 23, and having according to said plat the following metes and bounds, to-wit;

Beginning at an iron pin on the Southern Side of Lyles Drive at the joint front corner of lots No. 69 and 69 and running thence S. 26-17 E. 206 Feet to an iron pin; thence S. 63-43 W. 80 feet to an iron pin at the joint rear corner of Lots 69 and 70, thence N. 27-17 W. 206 feet to an iron pin on the Southern Side of Lyles Drive, thence along Lyles Drive N. 63-43 E. 80 feet to the beginning corner. The above described property is part of the same conveyed to A. E. Holton by Grace E. Greer by deed dated November 30, 1960 and recorded in the RMC Office of Greenville County in Deed Book 664 page 273 on the half (1/2) interest having been subsequently conveyed to J. Claude Hale.....

Derivation: Book 664 Page 273. - Dec 8, 1960, by Frank P. McGowan, Jr. as Master.

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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.

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