

FILED
GREENVILLE CO. S.C.

1472 521

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 50 PM '79
BOANN MANNERSLEY
R.M.C.

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

WHEREAS, KARL THOMAS AND ROSE THOMAS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEANNE Q. THIBAUT

(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

Seven Thousand Five Hundred and 00/100ths ----- Dollars (\$ 7,500.00) due and payable
in installments of One Hundred and 00/100ths (100.00) Dollars per month.

with interest thereon from July 5, 1979 at the rate of 10 per centum per annum, to be paid:

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:

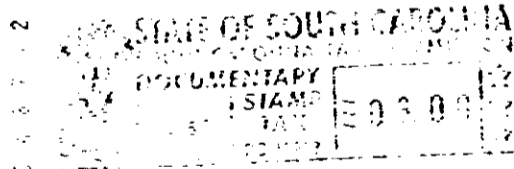
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, lying both on the eastern side of Bonito

Drive and on the northern side of Bonito Drive and having, according to a survey entitled "Property of Gilman F. Thompson" prepared by C.O. Riddle, R.L.S. dated August 1974, being recorded in the RMC Office for Greenville County in Plat Book 51 at Page 17, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bonito Drive which iron pin lies 81.85 feet south of the point where Bonito Drive begins its intersection with Gilman Avenue, and running thence N. 73-43 E. 73.3 feet to an iron pin on the western side of a private drive; thence with the western side of said private drive, S. 22-51 E. 132.6 feet to an iron pin on the northern side of Bonito Drive; thence with the northern side of Bonito Drive, S. 68-51 W. 84.2 feet to an iron pin; thence continuing with Bonito Drive following the curvature thereof, the chord of which is N. 59-27 W. 31 feet to an iron pin on the eastern side of Bonito Drive; thence with the eastern side of Bonito Drive, N. 7-45 W. 98.3 feet to an iron pin; thence continuing with said drive, N. 9-46 W. 19.15 feet to the beginning corner.

Derivation: Deed of Jeanne Q. Thibault of even date herewith



GCTO ----- 3 JUL 79 057

Mortgages address:
607 Pinecreek Drive
Greenville, South Carolina 29605

THIS IS A SECOND MORTGAGE-
PURCHASE MONEY MORTGAGE

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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