

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE S.C.  
NOV 20 12 30 PM '80  
DONNA W. BERSLEY  
R.M.C.

1523  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, WARD S. STONE, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. P. THOMPSON, JR.  
c/o Gray Walsh, Atty 410 E. Washington St  
Greenville, SC 29601

(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

Eighty-two thousand five-hundred and no/100ths----- Dollars (\$82,500.00) due and payable

with interest thereon from Nov 19, 1980 at the rate of 11% per centum per annum, to be paid:

Monthly in sum of 785.67 per month with final payment due December 31, 2010.

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.

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate lying and being on the western side of Southland Avenue, formerly known as South End Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey made by Piedmont Engineering Service, dated December 14, 1943, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Southland Avenue, which iron pin is 782 feet north from the northwest corner of Cleveland Street and Southland Avenue and running thence S. 63-33 W. 195.3 feet to an iron pin and line of property of McDaniel Heights Condominiums; thence with the line of said property N. 25-51 W. 100.5 feet to an iron pin at the corner of property now or formerly belonging to Carl D. and Virginia W. Whitmer; thence with the line of said property N. 63-53 E. 196 feet to an iron pin on the western side of Southland Avenue at the joint front corner of said lots; thence with the western side of said Avenue S. 25-50 E. 100 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate lying and being on the western side of Southland Avenue, formerly known as South End Avenue, in the City of Greenville, County of Greenville, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Southland Ave. at the joint front corner of the above described parcel and running thence along the common line of said property S. 63-33 W. 195.5 feet to an iron pin in the line of property of McDaniel Heights Condominiums; thence along the line of said property S. 25-42 E. 50 feet to an iron pin at the joint rear corner of property now or formerly belonging to Maye Webb Tatum; thence along the common line of said property N. 63-33 E. 194.9 feet to an iron pin on the western side of Southland Ave.; thence along the western side of said avenue N. 22-50 W. 50 feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Deviation: Being the same conveyed to Ward S. Stone, Jr. by deed of J. P. Thompson, Jr., deed dated and recorded concurrently 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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