MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA ି \$. **୯**. COUNTY OF GREENVILLE

~ 1021 m 40 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Jimmy Thompson

hereinalter referred to as Mortgagos) is well and truly indebted unto First Citizens Bank and Trust Company P.O. Box 3028, Greenville, South Carolina 29602

(hereinafter referred to as Mortgagee) as evalenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand Three Hundred Ninety Seven and No/100

> Dollars (\$ 8,397.00 due and payable

as provided in promissory note

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 Mortgagoe at any time for advances usable to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (83.00) to the Mortgagor in hand well and the particular of the further sum of the sum of the further sum of the s Mortgagee at and before the scaling and delivery of these presents, the receipt whereof is hereby and nowledged, has granted, bargained, sold and released, and by these presents does grant, hargain, sell and release unto the Mortgagee, the Mortgagee's beirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, bing and being in the State of South Carolina, County of Greenville, State of South Carolina being known and designated as Lot 2 on a plat of the Property of Howard L. and Kathleen D. Irvin, recorded in Plat Book W at page 38 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Yown Road 150.5 feet from the intersection of Old Easley Bridge Road and Yown Road at the joint front corner of Lots 1 and 2 and running thence with the line of Lot 1 N 54-23 E 169 feet to an iron pin; thence N 35-37 W 100 feet to an iron pin joint rear corner of Lots 2 and 3; thence with line of Lot 3 S 54-23 W 161.4 feet to an iron pin on Yown Road; thence with said road S 31-25 E 100.3 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed from Charlton Robert Holcomb and Frances P. Holcomb dated May 22, 1980 and recorded in Deed Book 1126 at page 259, RMC Office for Greenville County on May 23, 1980.

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