

1098 North St
Greenville SC 29601

BOOK 1544 PAGE 521

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
MAY '81
SLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM JAMES PICKARD, JR. AND BRENDA STANCIL PICKARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto STEPHEN V. THOMPSON AND BEVERLY C. THOMPSON

(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 Fifteen Thousand Three Hundred Twenty Five and No/100-----

Dollars (\$ 15,325.00) due and payable

in accordance with terms of note of even date herewith

with interest thereon from date at the rate of 12-3/4% per centum per annum, to be paid: monthly

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:

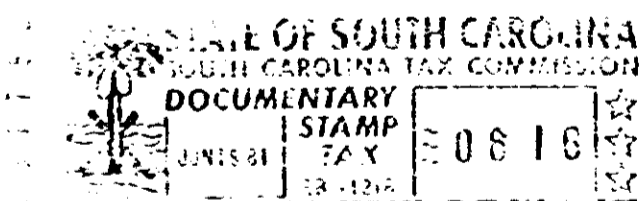
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern corner of the intersection of Mitchell Road and Greenfield Drive, being known and designated as Lot No. 1 on a plat of Greenfields, made by R. B. Bruce, dated May, 1962, recorded in the R.M.C. Office for Greenville County in Plat Book XX, Page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Mitchell Road at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of said lots N. 72-10 E., 125.0 feet to an iron pin in the line of Lot No. 17; thence along the common line of Lots Nos. 1 and 17 N. 17-50 W., 125 feet to an iron pin on the southern side of Greenfield Drive; thence along the southern side of Greenfield Drive, S. 72-10 W., 100 feet to an iron pin; thence along the curve of the intersection of Greenfield Drive and Mitchell Road, the chord of which is N. 27-10 W., 35.3 feet to an iron pin on the eastern side of Mitchell Road; thence along the eastern side of Mitchell Road S. 17-50 E., 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Stephen V. Thompson and Beverly C. Thompson recorded in the R.M.C. Office for Greenville County on June 15, 1981, in Deed Book 1149, Page 923.

THIS IS A PURCHASE MONEY MORTGAGE.

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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 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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