

MORTGAGE OF REAL ESTATE

BOOK 1503 PAGE 105

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S.C.  
56 PM '82  
BANKERSLEY  
M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EDWARD L. THOMAS, IRENE K. THOMAS and JOANNA M. THOMAS-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK of Greenville, South Carolina, Post Office Box 6807, Greenville, South Carolina, 29606-----

(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 Fifty-Five Thousand and No/100-----

----- Dollars (\$ 55,000.00---) due and payable on September 1, 1982,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 17% per centum per annum, to be paid: \_\_\_\_\_ at maturity.

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 \_\_\_\_\_

ALL that piece, parcel or lot of land, situate, lying and being on the Northeastern side of Palmetto Drive near Mauldin, in the County of Greenville, State of South Carolina, and is shown on a plat prepared by Alex A. Moss as property of Irene K. Thomas, containing 0.77 acre, said plat being recorded in the RMC Office for Greenville County in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_, and having, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Palmetto Drive at the joint corner of the within tract and property now or formerly of Irene K. Thomas and running thence along the joint line of said tracts N. 49-34 E., 225.3 feet to an iron pin at the corner of the within tract and property of Milford D. Kelly; running thence along the line of Milford D. Kelly property S. 39-43 E., 150.0 feet to an iron pin at the corner of the within property and property now or formerly of Lee Huskamp; running thence along the joint line of said tracts S. 49-34 W., 223.5 feet to an iron pin on the Northeastern side of Palmetto Drive; running thence along the Northeastern side of said drive N. 40-26 W., 150.0 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Tri-Jet, Inc., recorded in the Greenville County RMC Office in Deed Book 1162 at Page 168 on 2-8-1982.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
FEB-82 TAX 27.00  
S.C. 11210

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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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