

Mail to Norman Thier

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

JUL 15 4 56 PM '84
DONNIE R. KING

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Remar, Inc., A South Carolina Corporation, Its Successors and or assigns

(hereinafter referred to as Mortgagor) is well and truly indebted unto Norman Thierer and Jean Thierer

(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 Three Thousand Seven Hundred-Forty Four and 68/100

-----Dollars (\$3,744.68) due and payable
monthly according to the terms and conditions of the note held by the mortgagee.

with interest thereon from date at the rate of 18 per centum per annum, to be paid: monthly beginning August 15, 1984 and monthly thereafter until paid in full

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 buildings and improvements thereon, situate, lying and being on the Southeastern side of Briarcliff Drive (formerly known as Central Avenue) in Greenville Township, City of Greenville, Greenville County, South Carolina being known and designated as Lot 41 on a plat of DIXIE HEIGHTS recorded in Plat Book H at Page No 46 in the R. M. C. Office for Greenville County, South Carolina and having according to said plat the following metes and bounds, to wit:

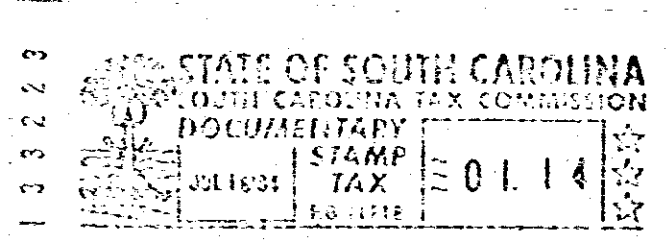
BEGINNING at an iron pin on the southeastern side of Briarcliff Drive at the corner of Lot 42 which point is 214.6 feet northeast of the intersection of Lowndes Hills Road and running thence along the southeastern side of Briarcliff Drive, N. 43-12 E. 50 feet to an iron pin at the corner of Lot 40: thence along the line of that lot, S. 46-48 E. 150 feet to an iron pin at the rear corner of said lot: thence S. 43-12 W. 50 feet to an iron pin at the rear corner of Lot 42: thence along the line of Lot 42, N. 46-48 W. 150 feet to the point of the beginning.

THIS being the identical property conveyed to Remar, Inc by deed of Raymond Wasington recorded in Deed Book 1148 at Page 340 on May 19th 1981.

The Mortgagor agrees to maintain a Fire policy on the above described property naming the Mortgagees as insured. Policy to be no less than \$27,500.

If at any time during the term of this mortgage the Mortgagor fails to pay the first mortgage payment within 30 days of due date, the mortgagee has the right to pay the payment current and any monies advanced by the mortgagee will bear interest at the rate of this mortgage. A default in the 1st mortgage constitutes a default in this mortgage.

Unless a wavier is made, the full balance is due if the officers of the corporation change or the property is transferred to another party.



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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