

MORTGAGE OF REAL ESTATE OF GREENVILLE COUNTY, SOUTH CAROLINA
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1151 PAGE 359

WHEREAS, We, Robert M. Thomason and Louise Fuller Thomason

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Company of South Carolina, Inc.

(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 -----Four Thousand One Hundred Seventy Six and No/100----- Dollars (\$ 4,176.00) due and payable

One hundred sixteen and No/100 (\$116.00) Dollars on the 20th day of each and every month hereafter commencing April 20, 1970, balance due March 20, 1973,

with interest thereon from maturity at the rate of Eight per centum per annum, to be paid: payment of principal

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 south side of River Street and being shown and designated as Tracts 1 and 2, plat of Property of Robert M. Thomason and Louise Fuller by J. Mac Richardson, April, 1960, recorded in the RMC Office for Greenville County in Plat Book 606, at Page 323, reference to said plat being craved for a complete and detailed description thereof. The above street is also known as Riverside Drive, and being the same property conveyed to the mortgagors herein by deed recorded in the RMC Office for Greenville County in Deed Book 648, Page 65.

This mortgage is junior in lien to that certain mortgage in favor of Bank of Greer in the principal amount of \$5,000.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1111, at Page 365.

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.