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MORTGAGE OF REAL ESTATE—Offices of FYLE & FYLE, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA) R. M. C.

BOOK 1218 PAGE 173

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ----James A. Thrailkill and Martha M. Thrailkill----

(hereinafter referred to as Mortgagor) is well and truly indebted unto ---Louis A. Garlington, Ralph E.

Garlington and James H. Garlington----

(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 and No/100------

__ Dollars (\$ 3,000.00--) due and payable

Thirty and No/100 (\$30.00) Dollars per month beginning ninety days from date or upon completion of a dwelling to be constructed on the property described in the mortgage, whichever occurs first, entire balance due and payable on or before five years from date.

with interest thereon from date at the rate of 7% 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 piece, parcel or lot of land containing one acre, more or less, situate, lying and being on the easterly side of Shannon Lake Circle and having, according to a survey prepared by Ethan C. Allen, April 3, 1971 and recorded in Plat Book at Page, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Shannon Lake Circle which iron pin is 754.7 feet north from Shanrock Lane and running thence with Shannon Lake Circle N. 26-24 E. 120 feet to an iron pin; thence S. 63-36 E. 357.8 feet to an iron pin on the westerly side of a proposed street; thence S. 30-07 W. 125.8 feet to an iron pin; thence N. 61-35 W. 170 feet to an iron pin; thence N. 63-36 W. 179.9 feet to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.