

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
OCT 1 10 30 AM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1208 PAGE 497

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John K. Earle

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Thomason

(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 Ten Thousand, Eight Hundred Seventy-Five and no/100

----- Dollars (\$ 10,875.00) due and payable
in four equal annual installments of \$2,718.75, the first installment to be made on September 24, 1972 and the remaining installments to be paid each anniversary thereafter until paid in full, with interest to be paid in addition to said principal sums,

with interest thereon from date at the rate of seven per centum per annum, to be paid: annually

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 tract of land in Dunklin Township, Greenville County, South Carolina, containing 145 1/2 acres, more or less, and touching on Latimer Mill Road. This is the same property conveyed to George W. Thomason by C. Y. Thomason Company, Inc. by deed recorded in the R. M. C. Office for Greenville County in Deed Book 906, at page 200. See also deeds recorded in said R. M. C. Office in Deed Book 446, page 440, Deed Book 465, page 287, Deed Book 283, page 28, Deed Book 247, page 173, Deed Book 137, page 283, Deed Book 118, page 556, and 196, and Deed Book X, at page 648. See also will of Robert B. Arnold recorded in the Office of the Probate Court in Apartment 179, File 30 and Power of Attorney recorded in Volume 112, at page 232.~~

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This property is shown on the Block Books of Greenville County as 581.3-1-11.

This is a purchase money mortgage.

Together with all and singular rights, members, hereditaments, 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.