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FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
80.00
SEP 25 1973
PR 10138
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1292 PAGE 533

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG }
AND GREENVILLE }
DORRIS S. TANKERSLEY
R.M.C.

WHEREAS, WILLIAM T. THOMPSON AND IRENE THOMPSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF GREENVILLE, SOUTH CAROLINA,

(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 -----

TWO HUNDRED THOUSAND AND NO/100THS----- Dollars (\$ 200,000.00) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of TEN(10%) 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 agreed 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 Spartanburg, Reidville Township, containing 7.9 acres, more or less, being the Eastern portion of a tract shown on a plat of property of William T. Thompson and Irene Thompson, prepared by H. S. Brockman, RLS, on March 4, 1968, recorded in the RMC Office for Spartanburg County in Plat Book 58 at Page 624, and having according to said plat the following courses and distances, to-wit:

BEGINNING at a nail in the center of Jones Road at a bend, said nail being 475 feet East of the joint corner with property of Harvey Jones, and running thence along a new line through said Thompson property in a Southern direction 400 feet more or less, to an iron pin on the right-of-way line of U. S. Highway I-85; thence along said right-of-way as follows: N. 74-30 E. 200 feet; N. 72-05 E. 100 feet; N. 70-19 E. 100 feet; N. 68-45 E. 100 feet; N. 65-18 E. 100 feet; and N. 60-45 E. 137 feet to an iron pin at the corner of Atlantic Oil Co. property; thence N. 22-45 W. 289 feet to an iron pin; thence N. 48-07 W. 257 feet to a nail in Jones Road; thence along the center of Jones Road as follows: S. 43-27 W. 163.3 feet; S. 46-02 W. 300 feet; and S. 54-30 W. 100 feet to the beginning.

ALSO, the Western portion of said tract containing four (4) acres, more or less, as follows:

BEGINNING at a nail in the center of Jones Road at a bend, said nail being 475 feet East of the joint corner with property of Harvey Jones, and running thence along the center of said Road S. 74-48 W. 100 feet to a nail; thence still along said Road S. 81-30 W. 375 feet to an old nail; thence along the line of Harvey Jones property S. 22-26 E. 404 feet to an iron pin on the right-of-way line of U. S. Highway I-85; thence along said right-of-way N. 79-10 E. 320 feet to an iron pin; thence still along said line N. 78-39 E. 100 feet to an iron pin; thence along a new line through said Thompson property in a Northern direction 400 feet, more or less, to the beginning.

ALSO, ALL of that certain tract of land in Greenville County, South Carolina, O'Neal Township, all of tract No. 5, on a plat of Property of L. E. Thompson, prepared by Terry T. Dill, Reg. Surveyor, dated December 7, 1967, said plat to be recorded, having the following metes and bounds:

BEGINNING at a pin on the West side of S. C. Highway No. 290 and running thence S. 82-00 W. 1525.5 feet to pin; thence N. 15-00 W. 435 feet to another pin, corner of Tract No. 4; thence with the common line of Tract Nos. 4 and 5, N. 85-20 E. 1602 feet to another pin on West side of said State Highway; thence with the West side of said Highway S. 4-52 E. 340 feet to the point of beginning, and containing 13.92 acres, more or less.

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.

RECORDED
1973 SEP 26 3:53
SPARTANBURG, S.C.

3002

PLAT 7-6-410 SEP-26

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