

MAY 30 9 52 AM '78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANNERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Milton V. Thomas and Maxine Thomas

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Bank of Travelers Rest**

(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 **Five Thousand and No/100**

M.V.T. M.S.J.
Dollars (\$ 5,000.00) due and payable

One Hundred Thirty and 30/100 Dollars (\$130.30) commencing June 25, 1978 and One Hundred Thirty and 30/100 Dollars (\$130.30) on the 25th day of each and every month thereafter until paid in full.

with interest thereon from **hereon** at the rate of **nine** 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 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**, in **Saluda Township**, containing **3.5 acres, more or less, and being designated as a 3.16 acre tract, more or less, on plat of property of B. C. Poole recorded in the RMC Office for Greenville County in Plat Book FF, at page 437, and having, according to said plat, the following metes and bounds, to-wit:**

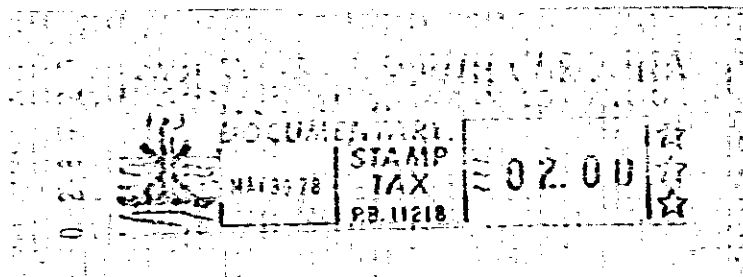
BEGINNING at an iron pin on U. S. Highway No. 25 at the corner of property of B. C. Poole, which property is located 800 feet N. 52-30 W. from Burton Branch and property of J. C. Martin, and running thence along said Highway, S. 52-30 W. 350 feet to an iron pin; thence N. 37-30 W. 768 feet, more or less, to an iron pin; thence S. 63-E. 875 feet, more or less, to the point of beginning, being triangular in shape.

This conveyance is subject to all restrictions, zoning ordinances, set-back lines, roads or passageways, easements and rights-of-way, if any, affecting the above described property.

Derivation: Harriett S. Baker, Deed Book 986, Page 546, recorded October 22, 1973.

At the opinion of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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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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