

FILED
GREENVILLE CO. S. C.

BOOK 1537 PAGE 852

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 10 11 50 AM '81
DONNE STANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe G. Thomason & Bob R. Janes

(hereinafter referred to as Mortgagor) is well and truly indebted unto F. W. Patterson

(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----- Dollars (\$ 5,000.00) due and payable

In accordance with terms of note of even date herewith

with interest thereon from _____ date _____ at the rate of 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 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, lying on the eastern side of Hunts Bridge Road as shown on a survey for F. W. Patterson recorded in the R.M.C. Office for Greenville County in Plat Book 5-W, Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hunts Bridge Road at the joint front corner of property owned by F. W. Patterson and running thence N. 74-05 E., 93.1 feet to an iron pin; thence running S. 21-07 E., 294.2 feet to an iron pin in the center of a creek; thence along the center of creek, the meanders of which are S. 83-05 W., 143.5 feet to a point in culvert; thence running N. 11-48 W., 9.0 feet to a point on the Heyward arrison property; thence running N. 78-12 E., 94.2 feet to a point; thence running N. 11-48 W., 83 feet to an iron pin; thence running S. 78-12 W., 94.2 feet to an iron pin; thence running N. 11-48 W., 179.0 feet to an iron pin, being the point of beginning. Less however, that parcel of land as shown on plat for Heyward Harrison recorded in Greenville County R.M.C. Office in plat book 6-F, Page 38.

This is the same property conveyed to the Grantor by deed of Walter J. Farr recorded in the R.M.C. Office for Greenville County on August 22, 1956, in Deed Book 559, 471.

This is the same property conveyed to the mortgagor's be deed of F. W. Patterson & William C. Bishop, recorded in the R.M.C. Office for Greenville County on October 3, 1980, in Deed Book 1134, Page 836.

This mortgage is junior to that lien of Southern Bank & Trust Company recorded in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 1382, Page 813 on November 12, 1976.

This is a purchase money Mortgage.

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MORTGAGE OF REAL ESTATE
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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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