

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
JUN 16 AM '81
SUNNERSLEY
R.M.C.

BOOK 1544 PAGE 368

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN J. THOMAS AND MARIE GRACE THOMAS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE PALMETTO BANK

(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

SIXTEEN THOUSAND NINE HUNDRED NINETEEN AND 28/100 Dollars (\$ 16,919.28) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH
FOR WHICH THIS MORTGAGE STANDS AS SECURITY

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

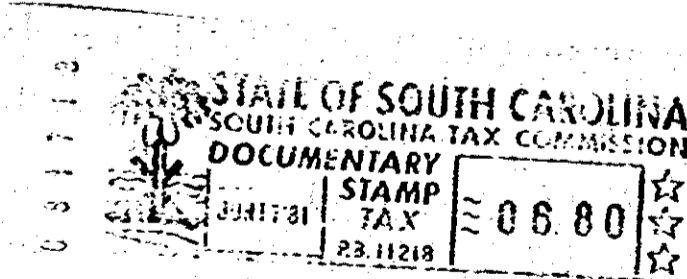
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Chick Springs Township, being known and designated as the greater portion of Lot No. 107 of a subdivision known as Orchard Acres, Section Two as shown on a plat of said subdivision prepared by J. Mack Richardson, Surveyor, March, 1960, and recorded in the R.M.C. Office for Greenville County in Plat book QQ at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Orchard Drive, the joint front corner of Lots Nos. 107 and 108 and running thence along a new line through Lot No. 107, S. 54-40 E. 74 feet to an iron pin; thence continuing along a new line through Lot No. 107, S. 65-42 E. 137 feet to an iron pin on the rear line of Lot No. 160; thence along the rear line of Lot No. 160 S. 25-15 W. 73 feet to an iron pin on the line of Lee Road Methodist Church; thence along the line of Lee Road Methodist Church N. 64-25 W. 251.9 feet to an iron pin on the southeastern side of Orchard Drive; thence along the southeastern side of Orchard Drive, N. 47-18 E. 46.5 feet to an iron pin; thence continuing along the southeastern side of Orchard Drive, N. 55-47 E. 41.1 feet to an iron pin; thence continuing along the southeastern side of Orchard Drive, N. 55-16 E. 5.0 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor's herein by deed of Robert D. Harkins and Mary L. Harkins, dated June 16, 1981, and recorded simultaneously herewith.



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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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