

1981 SEP 16 2 33 PM '81

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
SEP 16 2 33 PM '81  
JONNIE HARRISLEY  
R.M.C.

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

WHEREAS, KENNETH W. LOCHRIDGE

(hereinafter referred to as Mortgagor) is well and truly indebted unto JIMMIE LOU L. THOMAS & PRENTICE M. THOMAS

(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

FIFTY THOUSAND FOUR HUNDRED -----Dollars (\$ 50,400.00 ) due and payable \$486.86 on the first day of October, 1981 and a like amount on the first day of each and every month thereafter until the entire principal sum and accrued interest is paid in full; said installments to be applied first in payment of interest and balance to principal

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of ten (10%) per centum per annum, to be paid: monthly  
The mortgagor has the right to repay the entire amount of this mortgage at any time without penalty.

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, the Mortgagee's heirs, 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 the city of Greenville, being known and designated at Lot No. 8 and the adjoining 3 feet of Lot No. 7, Section E, on revised plat of portion of CROFTSTONE ACRES recorded in plat book Y at page 91, RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Summit Drive, joint front corner of lots Nos. 8 and 9 of Section E, and running thence with the line of Lot No. 9, N. 35-03 E. 174.1 feet to an iron pin; thence with the rear line of Lot No. 6, N. 78-07 W. 65 feet to an iron pin; thence N. 29-33 W. 3 feet to an iron pin in the line of Lot No. 7; thence with a new line through Lot No. 7, S. 53-30 W. 133.3 feet to an iron pin on Summit Drive; thence with said Summit Drive, S. 32-20 E. 29.1 feet to an iron pin; thence continuing with said Summit Drive, S. 46-0 E. 78.9 feet to the point of beginning.

This is the same property conveyed to mortgagor by mortgagee Jimmie Lou L. Thomas by deed of even date herewith, to be recorded.

This mortgage is given to secure a portion of the purchase price of said property.

This mortgage may not be assumed without express approval of the mortgagee, but said approval shall not be unreasonably withheld. In the event of transfer of the subject property and the assumption of said note and mortgage, the interest rate and monthly payments shall not be increased or modified in any manner.

Mortgagee's address:

PO Box 7005  
Columbus, GA 31908

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
FR. 11218  
2016

400 8 37391801

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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