

LAW OFFICES OF THOMAS C. BRISSEY, P.A.
MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
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EASLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmy Thompson

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Co.,
P.O. Box 3028, Greenville, S.C. 29602

(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 Fifty and No/100

Dollars (\$ 16,050.00) due and payable

as set out in promissory note of even date

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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, being known and designated as Lot 2 on a plat of the Property of Howard L. and Kathleen D. Irvin, recorded in Plat Book W at page 38 in the 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 northeast side of Yown Road 150.5 feet from the intersection of Old Easley Bridge Road and Yown Road at the joint front corner of Lots 1 and 2 and running thence with the line of Lot 1 N. 54-23 E. 169 feet to an iron pin; thence N. 35-37 W. 100 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with line of Lot 3 S. 54-23 W. 161.4 feet to an iron pin on Yown Road; thence with said road S. 31-25 E. 100.3 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed of Charlton Robert Holcomb and Frances P. Holcomb dated May 22, 1980 and recorded in Deed Book 1126 at page 259, RMC Office for Greenville County on May 23, 1980.

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MAY 23 1982
RMC OFFICE
GREENVILLE COUNTY
SOUTH CAROLINA

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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 is 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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