

MORTGAGE OF REAL ESTATE

Mortgagee Address:

15 Carbondale Road

Waverly, Pa 15300 PAGE 94

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ASLEY

WHEREAS, Alfred W. Thomas, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolyn L. 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 Eleven Thousand Two Hundred Fifty and 00/100-----

Dollars (\$ 11,250.00 ) due and payable

in three (3) equal yearly installments of \$3,750.00 beginning on January 1, 1981, and payable on January 1 of each year until paid in full on January 1, 1983.

with interest thereon from no interest at the rate of interest 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, City of Greenville, at the Northwestern intersection of Woodland Way and Hemlock Drive in a subdivision known as Boxwood Manor, being known and designated as Lot No. 5 of said subdivision and being described according to a plat of Boxwood Manor Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 85, and also according to a more recent plat prepared by Piedmont Engineering Service, dated February 17, 1954, and entitled "Property of John W. Arrington, III, Greenville, S.C." The within conveyed premises having according to said plats the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Woodland Way at the joint front corner of Lots 5 and 6 of said subdivision (which iron pin is 100 feet from the intersection of Woodland Way and Hemlock Drive) and running thence along the common line of said lots N 29-08 W 250.0 feet to an iron pin; thence N 60-52 E 100 feet to an iron pin on the Western side of Hemlock Drive; thence along the Western side of Hemlock Drive S 29-08 E 250 feet to an iron pin at the Northwestern corner of the intersection of Hemlock Drive and Woodland Way; thence along the Northern side of Woodland Way S 60-52 W 100 feet to an iron pin, the beginning corner.

Being the same property conveyed to the Mortgagor herein by deed from Carolyn L. Thomas, recorded of even date herewith,

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 such 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 from 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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