

MORTGAGE OF REAL ESTATE

1688 1188

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Patsy G. Thompson and Debrah L. Thompson

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

(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 Thirteen Thousand Eight Hundred and no/100 Dollars (\$13,800.00) due and payable in 60 consecutive monthly payments of \$293.21 each beginning Jan. 20, 1985.

with interest thereon from Dec. 20, 1984 at the rate of 10.0 per centum per annum, to be paid with principal as above stated.

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:

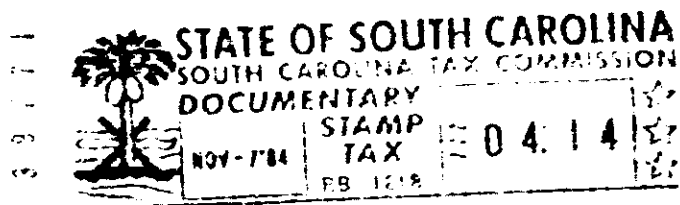
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown on plat of property for "JOE G. BARBARE" made by James V. Gregory, R.L.S., dated February 26, 1982, and containing 6.50 acres, more or less, and being recorded in Greenville County RMC Office in Plat Book 9-0 at Page 58. Said plat is specifically referred to for a more complete property description.

DERIVATION: See Deed of Joe G. Barbare dated April 5, 1983 and recorded in Deed Book 1185, Page 989.

Mortgagee's address:

Additional Provisions:

1. No penalty for prepayment in full or in part.
2. Any payment more than 30 days late may be refused by mortgagee and the entire balance due demanded in full.



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 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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