MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. BOOK 1372 PAGE 843

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 15 1 18 PM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANK DANIEL THOMASON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF S. C.

(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 ----------

---TWO THOUSAND SIX HUNDRED FIFTY-FIVE AND 90/100--------- Dollars ($ 2,655.90) due and payable including add-on interest at the rate of six and one-half (6 1/2%) per cent per annum until paid in full; said principal and interest being payable in 30 consecutive monthly installments of $88.53 commencing on the 25th day of July, 1976, and continuing on the 25th day of each month thereafter until paid in full,

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, in Austin Township, containing 4.13 acres as shown on plat of Frank Daniel Thomason dated August 14, 1971, made by C. F. Webb and recorded in Plat Book 4-L at page 199, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the rear corner of Lots Nos. 20 and 21 on Rebecca Acres and running thence along Lots Nos. 20 and 19 N. 72-30 W. 400 feet to an iron pin at the corner of Lot No. 18; thence N. 17-30 E. 450 feet to an iron pin; thence S. 72-30 E. 400 feet to an iron pin; thence S. 17-30 W. 450 feet to an iron pin at the point of beginning.

ALSO: All that lot of land in the County of Greenville, State of South Carolina, in Austin Township, being a lot as shown on plat of Frank Daniel Thomason, dated August 14, 1971, made by C. F. Webb and recorded in Plat Book 4-L at page 199 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin at the corner of Lot No. 22 and 23 of Rebecca Acres on or near the northern side of a dirt field road which iron pin is approximately 1,000 feet N. of road No. 23-417 and running thence along Lot No. 22 S. 76 W. 92 feet to an iron pin; thence N. 44-14 W. 202 feet to an iron pin; thence N. 44-40 E. 147.1 feet to an iron pin; thence S. 29-15 E. 260 feet to the point of beginning.

This being the same property conveyed to mortgagor herein by Roy Thomason by deed dated December 7, 1971 and recorded in Deed Volume 931 at Page 366 and by deed dated December 7, 1971 and recorded in Deed Volume 931 at Page 365.

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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