

FILED  
GREENVILLE S.C.  
DEC 10 45 AM '81  
SONNENSHINE ANNERSLEY  
R.M.C.

BOOK 1559 PAGE 125

# MORTGAGE

THIS MORTGAGE is made this Third (3rd) day of December 19 81, between the Mortgagor, S. Hugh H. Thompson and Norma R. Thompson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SEVEN THOUSAND AND NO/00 (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 3, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2011

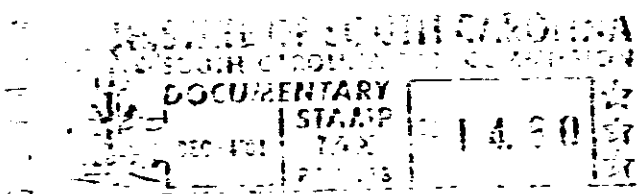
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in Austin Township, on the northwestern side of East Georgia Road, being shown and designated as Tract #8 on plat entitled "Property of Renzie L. Cooper," prepared by C. O. Riddle, R.L.S., dated August, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in or near the center of East Georgia Road, said point being located 23.6 feet from an iron pin on the northwestern side of East Georgia Road, at the joint corner of Tract Nos. 8 and 9, as shown on the aforesaid plat; running thence along and with the joint property line of said two lots, N. 66-11 W., 517.3 feet to an iron pin; thence S. 73-29 W., 84 feet to an iron pin; thence S. 66-01 W., 239.9 feet to an iron pin at the joint rear corner of Tract Nos. 7 and 8 as shown on the aforesaid plat; thence running along and with the joint property line of said last two mentioned properties, S. 65-33 E., 735.9 feet to a point in or near the center of East Georgia Road (iron pin back on line 27.2 feet); thence running along and with East Georgia Road, N. 25-24 E., 240 feet to the BEGINNING POINT, and containing 3.43 acres, more or less.

This being the same property conveyed to the Mortgagors herein by Deed of William J. and Sharon P. Domen, dated November 20, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1158, Page 666.

A more recent survey than that referenced above was prepared by Carolina Surveying Company, R. B. Bruce, RLS #1952, on December 3, 1981 and recorded in the RMC Office for Greenville County in Plat Book 8-W, Page 95.



which has the address of Route #5, East Georgia Road Simpsonville  
[Street] [City]  
S. C. 29681 (herein "Property Address");  
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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