

FILED
GREENVILLE CO S.C.
MAR 25 11 54 AM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of March, 1983, between the Mortgagor, Joel C. and Patricia H. Thornton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1993.....;

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.

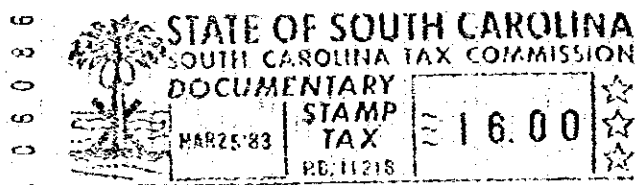
ALL that piece, parcel or lot of land located, lying, and being situate at the intersection of Sheffield Road, and Taylors Road, Greenville County, South Carolina, being known and designated as Lot 130, Section 2, of Belmont Heights, Inc., and being described more particularly, to-wit:

BEGINNING at an iron pin on the Eastern side of Sheffield Road, at the joint front corner of Lots 94 and 130 and running thence with the common line of said lots, S. 73-13 W. 100 feet to an iron pin at the joint rear corner of Lots 129 and 130; thence running with the common line of said lots, N. 8-36 W. 245.6 feet to an iron pin on Taylors Road; thence with said Taylors Road, S. 84-42 E. 115 feet to an iron pin; thence along the curve of Sheffield Road, the chord of which is S. 39-42 E. 37.3 feet to an iron pin on Sheffield Road; thence continuing along said road, S. 1-46 W. 175 feet to the point of beginning.

The above conveyance is made subject to all easements, right of ways and restrictions existing or of record which effect said property.

Derivation: See Deed of Joel C. Thornton recorded in RMC Office of Greenville County in Book 957, Page 382, dated October 11, 1972.

This is a Second Mortgage and is junior in lien to that mortgage executed by Joel C. Thornton to American Federal, recorded in RMC Office of Greenville County in Book 1244, Page 650, on 14 AUG 72.



which has the address of 100 Sheffield Road Greer, (Street) (City)

South Carolina 29651 (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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