

FILED  
GREENVILLE S.C.

80-1623 PAGE 128

AUG 28 3 07 PM 1983  
DONNIE SLEY  
REC'D  
**MORTGAGE**

THIS MORTGAGE is made this 29th day of August 1983, between the Mortgagor, A. W. Thomas, III and Kay T. Thomas (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street — Gaffney, South Carolina 29340 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-one Thousand and no/100 (\$81,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013;

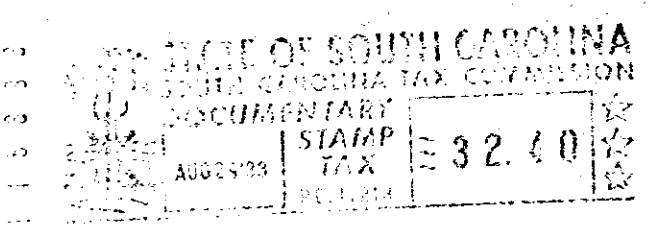
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate on the southwest side of East Prentiss Avenue, formerly known as Prentiss Avenue, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot 17, Block D on a plat entitled "Property of Cagle Park Company" by R. E. Dalton, Engineer, dated June, 1915, and recorded in Plat Book C at Page 238, and having according to a more recent plat entitled "Property Survey for A. W. Thomas, III and Kay T. Thomas", dated April 11, 1983, recertified August 26, 1983, and recorded in Plat Book 9-X at Page 44 in the R.M.C. Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of the right-of-way for East Prentiss Avenue, joint front corner of Lot 16, and running thence along said lot S. 33-10 W. 158.21 feet to an iron pin on the northeast side of a 15-foot alley; thence along the northeast side of said alley N. 56-22 W. 19 feet to an iron pin; thence continuing along the northeast side of said alley N. 62-12 W. 41 feet to an iron pin, joint rear corner of Lot 18; thence along said lot N. 33-35 E. 150.19 feet to an iron pin on the southwest side of the right-of-way for East Prentiss Avenue, joint front corner of Lot 18; thence along the southwest side of the right-of-way for East Prentiss Avenue S. 65-51 E. 8.73 feet to an iron pin; thence continuing along the southwest side of the right-of-way for East Prentiss Avenue S. 68-29 E. 51.18 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the identical property conveyed to the Mortgagors by Conyers Norwood by deed recorded simultaneously herewith.



which has the address of 114 East Prentiss Avenue Greenville, South Carolina 29605 (herein "Property Address");

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 seised 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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