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DORRIS S. TANKERSLEY
R.H.C.

MORTGAGE

300A 1977 PAGE 53

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 3 day of September, 1976, between the Mortgagor, James H. Thompson, Jr. and Joanne U. Thompson (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred thousands & no/100- Dollars, which indebtedness is evidenced by Borrower's note dated September 3, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, December 2001;

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: in O'Neal Township, near Sandy Flat, and being shown and designated as all of Lots Nos. 1,2,3, and 4 on a plat of the property for "James H. Thompson and Joanne U. Thompson" by Terry T. Dill, R.S., dated October 8, 1968, and recorded in Plat Book SSS at page 127, RMC Office for Greenville County, and being described as follows, to-wit:

BEGINNING at a point in the center of the Old Buncombe Road (SC Highway 415), iron pin on right of way, and running thence N. 52-13 E. 191.3 feet to an iron pin; thence S. 42-50 E. 100 feet to an iron pin; thence N. 52-13 E. 546 feet to an iron pin; thence S. 30-15 E. 100 feet to an iron pin; thence S. 50-24 W. 718.5 feet to a point in the center of Old Buncombe Road, iron pin set back on right of way; and running thence along and with the Old Buncombe Road, N. 42-50 W. 225 feet to the point of beginning.

Reference is made to above referred to plat and herewith pleaded for a more complete description.

This being the same property conveyed to mortgagors in Deed Book 567, page 474; Deed Book 570, page 369; Deed Book 855, page 541; and Deed Book 886, page 631.

Subject to all easements, rights of way, roadways, restrictions of record, on the recorded plats or on the premises.

S. H. O. 00



which has the address of Route # 2 Taylors, [Street] [City], S.C. 29687 (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 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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