

MORTGAGE

1527-975

THIS MORTGAGE is made this 18th day of December, 1980, between the Mortgagor, Thomason & Janes Real Estate (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand Two Hundred Fifty and 00/100 (\$14,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 18, 1980 (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, 1992.

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 all improvements thereon, or hereafter constructed thereon, situate, lying, and being in the State of South Carolina, County of Greenville, being a part of Lot 47 of Super Highway Homesites, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book P at Page 53, and having, according to a more recent plat entitled "Property of John D. Craft and Lafon Craft", prepared by Freeland & Associates on June 12, 1975, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Meridian Avenue, said pin being S. 82-51 E., 25 feet from the northeastern corner of (or the nearest corner to) Lot 34; and running thence with Meridian Avenue, S. 82-51 E., 67 feet to an iron pin; thence S. 15-52 E., 74 feet to an iron pin; thence S. 74-08 W., 75 feet to an iron pin; thence N. 15-52 W., 62 feet to an iron pin; thence N. 3-23 E., 40 feet to the beginning corner.

Said piece, parcel or lot of land was conveyed to the mortgagors herein by the Master in Equity for Greenville County by deed dated December 18, 1980, recorded December 18, 1980, recorded in Deed Book 1137, Page 147, RMC Office for Greenville County.

which has the address of Part of Lot 47, Super Highway Homesites, Taylors, South Carolina 29687 (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 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.