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MORTGAGE

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SONN... ANDERSLEY
R.M.C.

29th

May '81

THIS MORTGAGE is made this 29th day of May 1981 between the Mortgagor, A. W. Thomas, III (herein "Borrower"), and the Mortgagee,

ANDERSON SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is 605 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

This mortgage includes a renegotiable rate mortgage rider which is hereby incorporated by reference and made a part hereof.

WHEREAS, BORROWER is indebted to Lender in the principal sum of Ninety Six Thousand and No/100 (\$96,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 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 July 1, 2001 further providing for renewals at intervals of every 3 years with adjustments to interest rates and monthly payments at each renewal; with final maturity on July 1, 2001, at which time the balance of indebtedness if not sooner paid, shall come due and payable.

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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the Southeastern side of Anderson Road (S.C. Highway 81) containing 0.777 acres, as shown on plat entitled "Property of Charles E. and Ella M. Miller, Estate of Marion T. Mathis, Sr., Greenville County, S.C." prepared by Dalton & Neves Co., Engineers, March 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Anderson Road (S.C. Highway 81) at the joint front corner of instant property and property of Tremarco Corporation and running thence along the common line of said property S. 51-10 E. 85.88 feet to an iron pin; thence still with Tremarco Corporation line N. 69-15 E. 85.88 feet to an iron pin at edge of White Horse Road (S.C. Highway By-Pass 25); thence along said White Horse Road S. 20-27 E. 49.04 feet to a point; thence along the common line of instant property and Miller property S. 50-59 W. 165 feet to an iron pin; thence still along Miller line S. 20-27 E. 99.3 feet to a point; thence along the line of property of South Carolina National Bank of Charleston S. 50-59 W. 25 feet to an iron pin; thence still with line of property of South Carolina National Bank of Charleston N. 47-37 W. 219.7 feet to an iron pin on the Southeastern side of Anderson road, thence N. 40-03 E. 73 feet to an iron pin; thence still with the said Anderson Road N. 39-18 E. 100.85 feet to an iron pin; the point of beginning.

This is the same property conveyed to mortgagor herein by deed of S-H & H Properties, a general partnership, recorded in the R.M.C. Office for Greenville County in Deed Book 1149 at Page 115.

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which has the address of Highway 8 White Horse Road Greenville
(Street) (City)
South Carolina (herein "Property Address")
(State and Zip Code)

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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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5.00CT
12.00

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