

S.C.
RV 82
SLEY

MORTGAGE

1570 375

THIS MORTGAGE is made this 19th day of May, 1982, between the Mortgagor, A.W. Thomas, III, a/k/a Alfred Thomas, III (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-nine thousand and no/100 \$59,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated May 19, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1992;

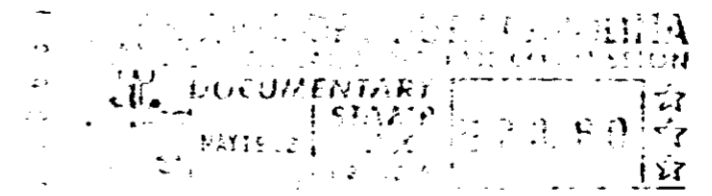
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 any and all improvements thereon, lying, being and situate on the north side of East Park Avenue, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot 27 on a plat of W. C. Cleveland property recorded in Plat Book B at Page 11 in the R.M.C. Office for Greenville County, and having, according to a more recent plat entitled "Property Survey for A. W. Thomas, III" by Arbor Engineering, dated April 6, 1982, and recorded in Plat Book 8-2 at Page 63 in the R.M.C. Office for Greenville County, South Carolina, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Park Avenue at the joint front corner of Lots 26 and 27, said pin also being 171 feet more or less from the corner line of Bennett Street, and running along the north side of East Park Avenue N. 62-57 W. 70.01 feet to an iron pin, joint front corner of Lots 27 and 28; thence with the line of Lot 28 N. 27-00 E. 172.12 feet to an iron pin on the south side of an alley; thence with the south side of said alley S. 63-09 E. 69.96 feet to an iron pin, joint rear corner of Lots 27 and 26; thence with the line of Lot 26 S. 26-59 W. 172.37 feet to the point of beginning.

This is the identical property conveyed to Alfred Thomas, III by John E. Carbaugh, Jr. by deed dated April 8, 1981, recorded April 23, 1981 in Deed Book 1146 at page 856 in the R.M.C. Office for Greenville County, S.C.

This property is subject to any restrictions, reservations, zoning ordinances, easements and/or rights-of-way that may appear of record, or by inspection of the premises.



223 Park Avenue Greenville, South Carolina (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, covenants, 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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