

REC'D  
S.C.  
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SUN  
RSLEY

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

1589 168

# MORTGAGE

THIS MORTGAGE is made this 10th day of December, 1982, between the Mortgagor, Randall E. and Terrie L. Thomas

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$2600.00 (Two thousand six hundred and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated December 10, 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 July 1, 1985;

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, situate, lying and being on the south side of Oakwood Avenue, Greenville County, South Carolina, being shown and designated as Lot 33 on a plat of Oakway Acres, recorded in the RMC Office for Greenville County in Plat Book MM, at Page 135, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Oakwood Avenue at the joint corner of Lots 33 and 34, and running thence along Oakwood Avenue, N. 67-05 E. 70 feet; thence still Oakwood Avenue as it intersects Live Oak Way, the chord of which is S. 67-55 E. 28.3 feet; thence with Live Oak Way, S. 22-55 E. 155 feet; thence S. 67-05 W., 90 feet; thence with the line of Lots 33 and 34, N. 22-55 W., 175 feet to the point of beginning.

This is the same property conveyed to Steven T. Satterfield and Terry L. Satterfield by deed of Gordon S. Towe and Cornelia W. Towe dated January 12, 1979 and recorded January 12, 1979 in the RMC Office for Greenville County in Deed Book 1095 at Page 276.

Steven T. Satterfield subsequently conveyed his interest in said property to Terrie L. Satterfield by deed dated August 25, 1980 and recorded August 26, 1980 in the RMC Office for Greenville County in Deed Book 1131 at Page 935.

Terrie L. Satterfield, now Terrie L. Thomas, subsequently deed an undivided one-half interest in said property to Randall E. Thomas dated July 17, 1981 and recorded October 16, 1981 in the RMC Office for Greenville County in Deed Book 1156 at Page 894.

This is a second mortgage and is Junior in Lien to that mortgage executed by Steve T. and Terrie L. Satterfield to Cameron-Brown Company which mortgage is recorded in the RMC Office for Greenville County on January 12, 1979 in Book 1455 at Page 32. Subsequently assigned to South Carolina State Housing Authority on February 2, 1979 in Book 1456 at Page 529.

which has the address of 1 Oakwood Avenue Taylors,  
(Street) (City)  
South Carolina 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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