

FILED
GREENVILLE CO. S. C.
OCT 31 11 11 AM '83
SOUTH CAROLINA
R.M.C.

BOOK 1933 PAGE 235

MORTGAGE

THIS MORTGAGE is made this 28th day of October,
19 83, between the Mortgagor, James C. Thomas and Judy J. 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 One Hundred Thirty Thousand
and No/100 (\$130,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated October 28, 1983, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1,
2013.....;

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 the buildings and improvements there-
on, situate, lying and being on the easterly side of Rockingham Road, in the City of
Greenville, County of Greenville, State of South Carolina and known and designated as Lot
No. 49 on plat of Barksdale as recorded in the R.M.C. Office for Greenville County, South
Carolina in Plat Book QQ, Pages 118 and 119 and having, according to a more recent survey
entitled "Property of James C. Thomas and Judy J. Thomas" prepared by Freeland and Asso-
ciates on October 27, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Rockingham Road, said pin being the joint
front corner of Lots 48 and 49 and running thence with the common line of said Lots S. 56-
52 E., 249.77 feet to an iron pin, the joint rear corner of Lots 48 and 49; thence S. 8-
27 W., 89.98 feet to an iron pin, the joint rear corner of Lots 49 and 50; thence with the
common line of said lots N. 80-10 W., 265.43 feet to an iron pin on the easterly side of
Rockingham Road; thence with the easterly side of Rockingham Road N. 14-37 E., 93.95 feet
to an iron pin; thence continuing with said road N. 25-07 E., 98.64 feet to an iron pin,
the point of beginning.

This is the same property conveyed to the mortgagors by deed of Mona F. Chapman recorded
simultaneously herewith.

RECEIVED BY THE COUNTY CLERK OF GREENVILLE COUNTY, SOUTH CAROLINA
ON OCTOBER 28, 1983
STAMP TAX \$52.00

which has the address of 204 Rockingham Road Greenville
(Street) (City)
South Carolina 29607 (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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