

OCT 11 3 16 PM '84 MORTGAGE

03-334146-9

THIS MORTGAGE is made this 28th day of September,
19 84, between the Mortgagor, Boyce M. Thackston and Kathy V. Thackston
, (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").

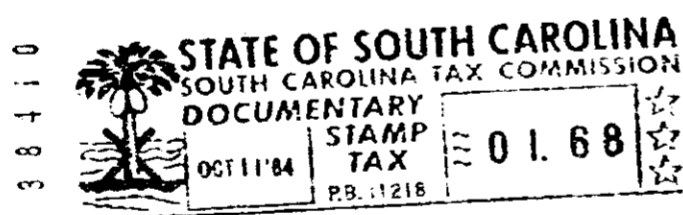
WHEREAS, Borrower is indebted to Lender in the principal sum of \$5,584.68 (Five thousand five
hundred eighty four and 68/100-----) Dollars, which indebtedness is evidenced by Borrower's
note dated 9-28-84, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10-31-89

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 to be constructed thereon, situate, lying and being in the State of
South Carolina, County of Greenville, in Woodside Mill Village, Simpsonville,
being Lot 14, on said plat by Piedmont Engineering Service, February, 1953, re-
corded in the RMC Office for said County in Plat Book "GG" at Page 5. Said
lot is also known as 9 "B" Street, and fronts thereon for 80 feet. Reference
being craved to said plat for more particular metes and bounds description.

Being the same property devised to Boyce M. Thackston as appears more fully in
the Office of the Probate Court for Greenville County in Apt. 1422 at File 5.
Subsequently Boyce M. Thackston conveyed an undivided one-half interest to the
same property to Kathy V. Thackston by deed, dated February 2, 1984 and recorded
in the RMC Office for Greenville County on May 25, 1984 in Deed Book 1213 at Page
344.

This mortgage is junior in lien to the mortgage of Boyce M. Thackston and Kathy V.
Thackston given in favor of First Federal Savings and Loan Association of South
Carolina, dated February 2, 1984 and recorded in the RMC Office for Greenville
County on May 25, 1984 in Book 1664 at Page 554.



which has the address of 312 W. College Simpsonville
(Street) (City)
South Carolina (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 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.