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GREENVILLE CO. S. C.

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DONNE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1406 PAGE 471

Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

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THIS MORTGAGE is made this fifth day of August, 1977, between the Mortgagor, James H. Thompson and Joanne U. Thompson (herein "Borrower"), and the Mortgagee Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand and 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of August, 1977;

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: Located on Highway No. 415, O'Neal Township, and being described known and designated as all of LOTS NOS. 1,2,3, and 4, on survey and plat entitled "Property of James H. Thompson and Joanne U. Thompson" prepared by Terry T. Dill, R. S., dated October 8, 1968, and recorded in R.M.C. Office for Greenville County in Plat Book SSS page 275, reference to said plat hereby pleaded for a more complete and accurate description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that property conveyed to Mortgagor by deed of Julie Tanner Bates recorded 11-7-68 in R.M.C. Office in Deed Book 855 page 541, and from Mary C. Bearden recorded 12-27-56 in R.M.C. Office in Deed Book 567 page 474.

which has the address of Route #2, Taylors, S.C. 29687 (herein "Property Address");  
[Street] [City] [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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