

P. O. Box 817
Taylors, S. C.

FILED
GREENVILLE CO. S. C.

MAR 13 3 56 PM '78

BOOK 1425 PAGE 739

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of March, 1978, between the Mortgagor, James L. Thompson and Genevieve S. Thompson, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Thirty-Four Thousand Six Hundred Fifty and no/100 (\$34,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated March, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2008

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 _____, State of South Carolina:

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and known and designated as Lot 86 of a subdivision known as Riverdale, plat of which is recorded in the RMC Office for Greenville County in Plat Book KK, at page 107, and according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Knollview Drive at the joint front corner of Lots 85 and 86, and running thence with the joint line of said lots, S. 3-11 E., 230 feet to an iron pin; running thence N. 86-49 E., 100 feet to an iron pin on the western side of Pinewood Lane; running thence with said Lane, N. 3-11 W., 205 feet to an iron pin at the southwestern corner of the intersection of said Lane with Knollview Drive; running thence with the curvature of said intersection, the chord of which is N. 48-11 W., 35.3 feet to an iron pin on the southern side of said Drive; running thence with the southern side of said Drive, S. 86-49 W., 75 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of William Goldsmith Company, to be recorded herewith.

RECORDED
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which has the address of Rt. 11, Knollview Drive Greenville
[Street] [City]
S. C. (herein "Property Address");
[State and Zip Code]

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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."

3.5001

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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