

MORTGAGE

GRANTEE FILED  
S.C.  
10 35 AM '80  
D. P. BERSLEY

THIS MORTGAGE is made this 18th day of April 1980 between the Mortgagor Joe G. Thomason and Walker & Walker Investment Co., a General Partnership organized and existing under the Laws of the State of South Carolina under written agreement dated October 1, 1979 (herein "Borrower"), and the Mortgagee UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

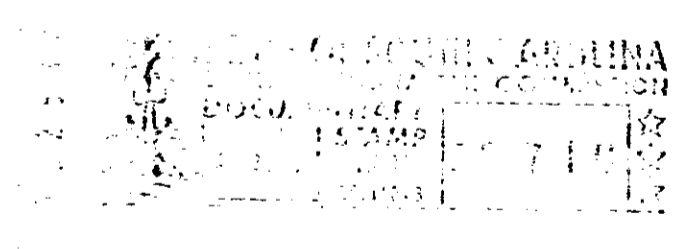
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Eight Hundred Sixty-one and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1997;

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville on the Southwest side of Boling Road, being shown and designated as Lot No. 19 on a plat of PLANTATION ESTATES, PROPERTY OF DEMPSEY REAL ESTATE CO., INC. made by Campbell & Clarkson Surveyors, Inc. dated December 16, 1971, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-N at Page 48, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Boling Road at the joint front corner with property of Dempsey and running thence with the Dempsey property line, S. 56-06 W. 250 feet to an iron pin; thence S. 49-54 E. 100 feet to an iron pin on property line of Plantation Estates; thence with the line of Plantation Estates, N. 56-06 E. 250 feet to an iron pin on the southwestern side of Boling Road; thence with the southwestern side of Boling Road, N. 49-54 W. 100 feet to an iron pin being the point of beginning.

The above property is the same property in which the mortgagor Walker & Walker Investment Co. was deeded an undivided 51/100ths interest by Joe G. Thomason by deed recorded March 27, 1980 in Deed Book 1122 at Page 879 and is the same property conveyed to Joe G. Thomason by deeds of Bob R. Janes and John T. Douglas, Jr. recorded March 27, 1980 in Deed Book 1122 at Page 875 and by deed of Ruth Ferguson and Thomas Ferguson, Jr. by deed recorded March 17, 1980 in Deed Book 1122 at Page 225.



which has the address of Lot 19 Boling Road, Plantation Estates, Greenville, South Carolina (herein "Property Address");

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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