

FILED
GREENVILLE CO. S. C.

AUG 29 3 40 PM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1513 PAGE 615

THIS MORTGAGE is made this 29th day of August, 1980, between the Mortgagor, Steven E. Thrailkille and Lynn Crumley Thrailkille (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Two Hundred and no/100 (\$32,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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 August 1, 2010;

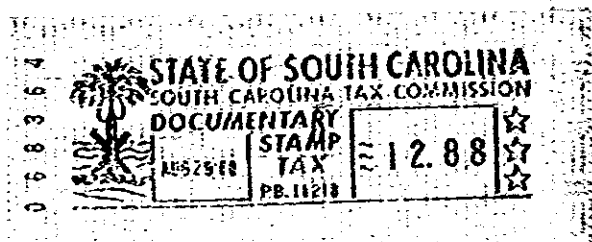
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being known and designated as a portion of Lot #21 on plat of property formerly of Union Central Life Insurance Company, recorded in the R.M.C. Office for Greenville County in Plat Book I, at Pages 69 and 70, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Woodland Drive at the joint front corner of Lot #21 and #22 and running thence along the eastern side of Woodland Drive, N. 18-43 E. 150 feet to an iron pin, corner of Lot #20; thence with the joint lines of Lot #20 and #21, S. 71-17 E. 255 feet to an iron pin; thence S. 18-43 W. 150 feet to an iron pin; thence along the line of Lot #22, N. 71-17 W. 255 feet to an iron pin, the point of beginning.

LESS: One-half (1/2) of the above-described property conveyed to Jerry D. and Connie L. Crumley by deed dated July 5, 1955 and recorded in the R.M.C. Office for Greenville County in Deed Book 529, at Page 65.

This is the same property conveyed to Mortgagors herein by deed of Elton J. Smith and Lula B. Smith, dated August 29, 1980, to be recorded herewith.



which has the address of 104 Woodland Drive, Greenville, South Carolina, 29609 (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 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.