

✓ Mortgagee's Address:

201 Trade Street
Fountain Inn, S. C. 29644

GREENVILLE, S. C.

APR 30 12 26 PM '81

29644

UNIVERSITY MORTGAGE

BOOK 1539 PAGE 674

THIS MORTGAGE is made this 30th day of April,
1981, between the Mortgagor, Sidney R. Thompson
(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 Thirty-Five Thousand Three Hundred Ninety-Two and 48/100 (\$35,392.48) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 30, 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 Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, situate, lying and being in the City of Greenville, on the end of Penn Street, and having according to plat by J. C. Hill, on June 17, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the end of Penn Street at the corner of Lot 111 as shown in Plat Book H, at Page 279, and running thence S. 58-36 W. 996.7 feet to an iron pin which is 450 feet N. 58-36 E. from Augusta Street; thence N. 44-18 W. 132 feet to an iron pin; thence N. 58-40 E. 1297 feet to an iron pin; thence S. 24-31 W. 126.5 feet to an iron pin at corner of Lot 112 as shown in Plat Book H, at Page 279; thence across the dead end of Penn Street, S. 58-36 W. 258.3 feet to the point of beginning.

LESS, HOWEVER: ALL that piece of land conveyed to John C. Dunson and Dana C. Dunson by John C. Cosby, Jr. and Mary Stuart P. Cosby as shown in Deed Book 612, at Page 186, in the RMC Office for Greenville County.

This property is shown on the Greenville County Block Book on Page 205, Block 1, Lot 16.1 and is a portion of Tract 3 on a plat of Property of C. H. Talley.

This is the same property conveyed to the Mortgagor herein by deed of Jack L. Frasher, Jr., dated April 30, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1147, at Page 178.

which has the address of 122 Penn Street Greenville
[Street] [City]
So, Car. 29605 (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 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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