

FILED
GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this seventh (7th) day of August, 1981, between the Mortgagor, Edward L. Thomas and Irene K. Thomas and Joanna M. Thomas, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-one thousand Six-hundred fifty and no/100ths (\$61,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 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 September 1, 2006

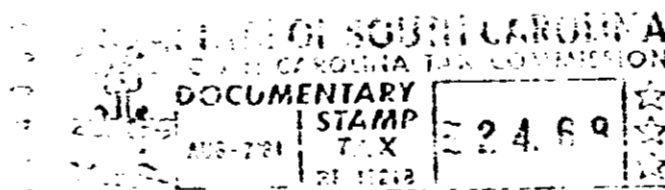
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in Greenville County, South Carolina, known and designated as Lot number One Hundred Seventy Four (174) as shown on a plat entitled Chanticleer, Section V., made by Webb Surveying and Mapping Company, dated July, 1970, and recorded in the RMC Office for Greenville County in Plat Book "4F" at Page 41; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Bachman Court at the joint front corners of Lots 174 and 175, and running thence N. 77-51 E., 165.6 feet to an iron pin, thence N. 54-25 W., 150.0 feet to an iron pin, thence N. 40-09 W., 60.0 feet to an iron pin, thence S. 42-15 W., 154.8 feet to an iron pin on the right-of-way of Bachman Court, thence continuing along the right-of-way of Bachman Court S. 71-00 E., 45.5 feet to an iron pin, thence continuing along the curve of the right-of-way of Bachman Court, of chord of which is S. 80-28 E., 38.0 feet to an iron pin, thence continuing along the curve of the right-of-way of Bachman Court, the chord of which is S. 34-35 E., 40.0 feet to an iron pin, the point of beginning.

This property is subject to legal easements and easements shown on the said plat and to restrictive covenants recorded in the RMC Office for Greenville County in Vol. 897, page 521.

This being the same as that conveyed to Edward L. Thomas and Irene Thomas by deed of John D. Ford and Anne Ford dated July 31, 1981 and recorded herewith.



which has the address of 11 Bachman Court, Greenville, S. C. 29605

(Street) (City)
(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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