

FILED
G.P. S.C.
MAR 09 PM '82
DONNA W. BERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of March 1982, between the Mortgagor, Jeanne G. Thomas (herein "Borrower"), and the Mortgagee, 1st National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 225, Columbia, SC (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen thousand six hundred fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 1982 (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, 2002.

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 certain piece, parcel or lot of land situate, lying and being on the west side of Hawthorne Lane, Greenville County, South Carolina, being known and designated as Lot No. 55 of Langley Heights, according to plat of said property made by Dalton & Neves, June 1937, recorded in the RMC Office for said Greenville County in Plat Book N at page 133 and being described more particularly according to plat of Freeland and Associates by James R. Freeland dated February 25, 1982 and recorded March 2, 1982 in Plat Book 8-4 at page 13, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the west side of said Hawthorne Lane which is the joint corner of Lots Nos. 54 and 55, and running thence with the said Hawthorne Lane, S 39-25 E, 50 feet to a stake at the joint corner of Lots Nos 55 and 56; thence along the joint line of said lots Nos. 55 and 56, S 50-35 W, 161.5 feet to a stake at the joint rear corner of Lots Nos. 55 and 56; thence N 39-25 W, 50 feet to a stake at the joint rear corner of Lots Nos. 54 and 56; thence along the joint line of Lots Nos. 54 and 55, N 50-35 E, 161.5 feet to the beginning corner, being the same property conveyed by Deed of Lee Edward Smith, et al, dated March 1, 1982 and recorded March 2, 1982 in Deed Book 1163 Page 169.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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which has the address of 17 Hawthorne Lane, Greenville, SC 29605 (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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