

FILED  
GREENVILLE CO S.C.  
MAR 9 11 29 AM '83  
DONNIE S. JANKERSLEY  
R.M.C.

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

BOOK 1597 PAGE 262

## MORTGAGE

THIS MORTGAGE is made this 1st day of March, 1983, between the Mortgagor, Carl E. Thomas, Jr., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 4226.53 (Four thousand two hundred twenty-six and 53/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 1983, (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, 1987.....;

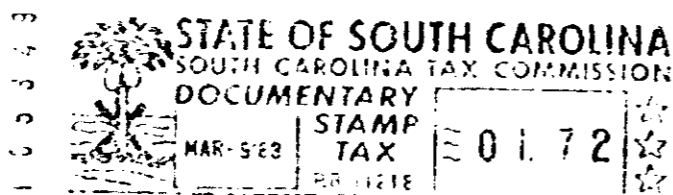
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Greenville Township, Greenville County, State of South Carolina on the east side of Parker Road and being known and designated as Lot no. 37 on plat of Junction Heights recorded in Plat Book G, Page 106, RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Center Street and Parker Road and running thence along Parker Road, N.37-06 west 50 feet to an iron pin, joint front corner of lots 38 and 37; running thence along the dividing line of said lots, N. 62-30 east 150 feet to an iron pin; running thence S. 37-06 east 50 feet to an iron pin; running thence S. 62-30 west 150 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagor by deed of Cornelia H. Thomas and recorded in the RMC Office for Greenville County on September 16, 1954 in Deed Book 508 at Page 195.

This is a second mortgage first to none.



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which has the address of 112 East Parker Road Greenville,  
(Street) (City)  
South Carolina 29611 (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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