

FILED
 GREENVILLE CO. S. C.
 GREENVILLE CO.
 MAY 30 4 14 PM '79
 MORTGAGE
 DONNIE S. TANKERSLEY
 R.M.C.

VOL 1468 PAGE 270

THIS MORTGAGE is made this 30th day of May 1979, between the Mortgagor, JAMES THOMPSON (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

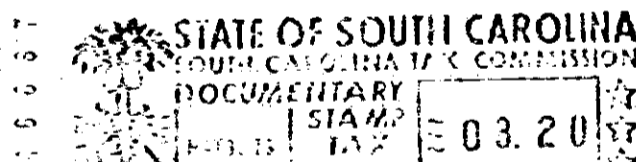
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand and No/100 (\$8,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on May 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 those pieces, parcels or lots of land situate, lying and being on the Northern side of Arden Street Extension in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 19 and 20 as shown on a plat of Nicholtown No. 4 prepared by W. J. Riddle, dated November 3, 1943, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book N at page 139, and having, in the aggregate, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Arden Street Extension at the joint front corner of Lots Nos. 18 and 19 and running thence with the line of Lot No. 18 N. 36-17 W. 137.4 feet to an iron pin in the line of Lot No. 16; thence with the lines of Lots Nos. 16 and 24 N. 53-43 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence with the line of Lot No. 21 S. 36-17 E. 137.4 feet to an iron pin on the Northern side of Arden Street Extension; thence with the Northern side of Arden Street Extension S. 53-43 W. 80 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Paul Thompson, dated May 30, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1103 at page 657, on May 30, 1979.



which has the address of 118 Arden Street Extension, Greenville, South Carolina (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.

SCTO -----2 MY30 79 300

3.5001

4328 RV-2

0 2 7 6