

MORTGAGE

BOOK 1522 PAGE 800

GR... FILED ... S.C.

THIS MORTGAGE IS MADE THIS 30th day of October 1980, between the Mortgagor, C. J. Thompson and S.C. Thompson (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated Octo. 30, 1980 (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 1, 2010,

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 in the State of South Carolina, County of Greenville, known as Lot #136, Winding Way, Peppertree Subdivision, Section #2, as shown on a plat dated June 15, 1972, recorded in Plat Book 4R at Page 19, as revised by a plat recorded in Plat Book 4X at Page 3, and having, according to said revised plat, the following metes and bounds, to wit:

BEGINNING at a point located on the southern side of the right-of-way of Winding Way, a joint corner of Lots #135 and #136; thence S. 51-53, E. 140.0 feet to a point; thence N. 45-23, E. 72.3 feet to a point; thence N. 46-52, W. 150.0 feet to a point on said right-of-way; thence S. 38-07, W. 85.0 feet along said right-of-way to the point of beginning.

THE above property is subject to the Amended Declarations of Covenants, Conditions and Restrictions recorded in the Office of the R.M.C. for Greenville County in Deed Book 978 at Page 895, and to any other restrictions, easements and rights-of-way of record, including a five foot drainage and utility easement along side and rear lot lines.

This is the same property which was conveyed to the Mortgagors by Deed of Carol A. Allison, recorded herewith in Deed Book 1136, page 487.

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX STAMP
\$ 21.60

which has the address of 1208 Winding Way, Taylors, South Carolina... (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.

0.80

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