

GREENVILLE
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DONNIE S.

MORTGAGE

BOOK 1607 PAGE 365

LEATHERWOOD, WALKER, TODD & MANN

THIS MORTGAGE is made this 5th day of April 1983, between the Mortgagor, Clinton J. Thompson and Sandra 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 U.S. \$ 5,061.04 which indebtedness is evidenced by Borrower's note dated April 5, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on April 15, 1988;

TO SECURE to Lender 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, 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 of lot of land, situate, lying and being in the State of South Carolina, County of Greenville, know as lot no. 136, Winding Way, Peppertree Subdivision, section number 2, as shown on a plat date June 15, 1972, record in plat book 4R at page 19, as revised by plat record 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 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 decorations of covenants, conclude and restriction recorded in the office of the R.M.C. for Greenville County in deed book 978 at page 895, and to any other restriction, easements and rights-of-way of record, in covert a 5 feet drainage and utility easement along side and rearlot lines.

This is the same property which was conveyed to the mortgagors by deed of Carol A. Allison, record herewith in deed book 1136, page 487.



which has the address of 1208 Winding Way Taylors South Carolina 29687 (therein "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 and rents, all of which 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 hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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