

FILED
GREENVILLE CO. S. C.
FEB 27 4 24 PM '76
CONNIE S. TANKERSLEY
REC'D

BOOK 1381 PAGE 147

MORTGAGE

THIS MORTGAGE is made this 27th day of February 1976 between the Mortgagor, Irene K. Thomas (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 Forty-three Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1991

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 piece, parcel or lot of land in Greenville County, South Carolina, near Mauldin, S. C. on Greer Drive, and having, according to a plat for James R. and Betty P. Skinner prepared by Alex A. Moss, dated March 10, 1969, the following metes and bounds:

BEGINNING at a nail in the center of Greer Drive at joint front corner of property of J. A. Griffith and running thence with Greer Drive, S. 53-42 W., 125.6 feet to a nail; thence S. 40-26 E., 141.2 feet to an iron pin; thence with line of property of Quality Concrete Products, Inc., N. 49-34 E., 125.3 feet to an iron pin; thence with the line of property of J. A. Griffith, N. 40-26 W., 132.2 feet to the point of beginning.

ALSO:

ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, near the City of Mauldin, being shown and described according to a plat entitled "PLAT FOR IRENE K. THOMAS", prepared by Alex A. Moss, dated March 27, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of other property of the mortgagor and running thence with the joint rear line of other property of the mortgagor, N. 49-34 E., 125.3 feet to an iron pin; thence S. 40-26 E., 100 feet to an iron pin; thence S. 49-34 W., 125.3 feet to an iron pin; thence N. 40-26 W., 100 feet to an iron pin, the point of beginning.

The above two (2) parcels were conveyed to the Mortgagor by two separate deed recorded in Deed Book 969 at page 124 and in Deed Book 973 at page 502.



which has the address of 103 Greer Drive Simpsonville, S. C. 29681 (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 seized 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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