

FILED  
CO. S. C.  
SEP 22 3 15 PM '80  
SONNIE S. TANKERSLEY  
R.M.C.

FIRST FEDERAL  
P. O. BOX 463  
GREENVILLE, S. C. 29602

BOOK 1516 PAGE 996

# MORTGAGE

THIS MORTGAGE is made this 19th day of September, 1980, between the Mortgagor, Robert L. Thompson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 \_\_\_\_\_;

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:

within the corporate limits of the City of Greenville being shown on the County Tax Maps as Lot 10, Block 1, Sheet 95, being located on the northern side of Sullivan Street and described as follows:

BEGINNING at a point on the northern side of Sullivan Street which point lies 361 feet west of the intersection of Augusta Street and Sullivan Street and running thence with the northern side of Sullivan Street in a westerly direction 46 feet to a point; thence in a northerly direction 121.1 feet to an iron pin at the rear line; thence with the rear line in an easterly direction 46 feet to an iron pin; thence in a southerly direction 119.6 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagor herein by deed of Grace E. Noe and recorded in the RMC office for Greenville County on February 26, 1976 in Deed Volume 918 at page 218.

This is a second mortgage and is junior in lien to that mortgage executed to Robert L. Thompson which is recorded in RMC Office for Greenville County in Book 1361 at Page 35.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
\$ 01.60  
RECORDED  
SEP 22 1980

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which has the address of 16 Sullivan Street, Greenville, South Carolina 29605 (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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