

MORTGAGE

THIS MORTGAGE is made this 17th day of May, 1974, between the Mortgagor, Howard Thomason, Jr. and Margaret W. Thomason

(herein "Borrower"), and the Mortgagee, Family Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is # 3 Edwards Bldg., 600 N. Main Street, Greer, S. C., (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand and no/100ths (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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, 1994

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 lot of land located in the State and County aforesaid, O'Neal Township, about five miles North from Greer on the Northeast side of South Carolina Highway 135, also known as McElhaney Road, near Washington Baptist Church, containing 17.52 acres, more or less, including 2.24 acres in Duke Power Right of Way and being shown and designated on a survey entitled "Property of M. L. Cox Estate", dated August 1, 1972, by John A. Simmons, Surveyor, recorded in Plat Book 4-U, page 51, R. M. C. Office for Greenville County and having according to said plat, the following metes and bounds to wit:

BEGINNING at a nail and cap in the center of South Carolina Highway 135 (iron pin back at 40.2 feet) and running along and with the center of South Carolina Highway 135, S. 29-58 W. 488 feet, S. 31-18 W. 100 feet, S. 36-54 W. 100 feet, S. 41-24 W. 100 feet, S. 42-09 W. 100 feet, S. 45-34 W. 100 feet, S. 51-58 W. 108.1 feet; thence leaving South Carolina Highway 135 and running thence, S. 67-15 E. 27.8 feet to an iron pin; thence, S. 77-03 E. 966 feet to a cedar stump; thence, N. 40-17 E. 272.5 feet to an iron pin; thence, N. 44-23 E. 365 feet to an iron pin; thence, N. 49-53 W. 983.7 feet to the point of beginning.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.