

MORTGAGE

THIS MORTGAGE is made this 15th day of December, 1975, between the Mortgagor, James H. Thompson (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-seven Thousand Five Hundred and no/100----- Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 1975 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1995;

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, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, on the northern side of Rutherford Road (Old U.S. 29), being known and designated as Lot 6 of Mountain Ridge Industrial Park as shown on a plat thereof prepared by Freeland and Associates, dated February 24, 1975 recorded in the R.M.C. Office for Greenville County in Plat Book 5-L at page 3,, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of the right of way of Rutherford Road (Old U.S. 29) at the front corner of property now or formerly owned by Black, and running thence with the line of said Black Property, N. 17-35 E., 214 feet to an iron pin; thence S. 72-25 E., 175 feet to an iron pin on the Western side of a fifty (50) foot right of way easement; thence with the Western side of said fifty (50) foot right of way easement, S. 17-35 W., 140.3 feet to an iron pin; thence S. 57-28 W., 38.5 feet to an iron pin on the Northern side of the right of way of Rutherford Road (Old U.S. Highway 29); thence with the Northern side of the right of way of said road, N. 82-55 W., 25 feet to an iron pin; thence continuing with the Northern side of the right of way of said road, N. 82-15 W., 70.3 feet to an iron pin; thence continuing with the Northern side of the right of way of said road S. 87-36 W., 62.6 feet to the point of beginning.

Together with an easement fifty (50) feet in width, as shown on the aforementioned recorded plat, extending for the entire length of the Eastern side of the above described lot from the Northern side of the right of way of Rutherford Road (Old U.S. 29). Said easement is and shall be a non-exclusive, perpetual and freely transferable, transmissible, assignable, alienable easement in gross for commercial purposes which ** which has the address of 3409 Rutherford Road Taylors

(Street) (City)
South Carolina, 29687 (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 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.

SOUTH CAROLINA—1 to 4 Family—6 75—FNMA UHVC UNIFORM INSTRUMENT

**shall run with the above described property.

3
2
0

4328 RV-2