

MORTGAGE

JUN 21 9 38 AM '76

DONNIE H. MORTGAGEY made this 18th day of June 1976 between the Mortgagor, **Allen K. Thomas, Jr. and Elva B. Thomas** (herein "Borrower"), and the Mortgagee, **Federal Savings and Loan Association**, a corporation organized and existing under the laws of **South Carolina**, whose address is **500 East Washington Street, Greenville, South Carolina** (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Forty-Two Thousand and no/100** Dollars, which indebtedness is evidenced by Borrower's note dated **June 18, 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 **June 1, 2006**.

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 situate, lying and being in the State of South Carolina, County of Greenville, near the City of Mauldin, being known and designated as Lot No. 67, PINE BROOK FOREST SUBDIVISION, SECTION I, as shown on plat thereof prepared by Robert E. Spearman, R.L.S., and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4X, at page 48, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Rosewood Drive, joint front corner of Lots 67 and 68 and running thence down joint line of said lots, S. 16-35 E. 150 feet to an iron pin; thence N. 73-25 W. 125 feet to an iron pin, joint rear corner of Lots 66 and 67; running thence up joint line of said lots, N. 16-35 W. 150 feet to an iron pin on the southern side of Rosewood Drive; running thence down southern side of Rosewood Drive, S. 73-25 E. 125 feet to an iron pin, the point of beginning.



which has the address of _____
[Street] [City]
_____ (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 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 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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