

GREENVILLE CO. S. C.

FEB 10 2 16 PM '77

DONNIE S. MORTGAGE R.M.C.

MORTGAGEE'S ADDRESS:

107 Church Street Greer, S. C. BOX 1388 FACE 918

THIS MORTGAGE is made this 10th day of February, 1977, between the Mortgagor, Thomas L. Thomason and Ann B. Thomason (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 Forty Eight Thousand and no/100 (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2007;

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: County of Greenville, in Chick Springs Township, being known and designated as all of Lot No. 88 and a small triangular-shaped portion of Lot 89 on a Plat of Belmont Heights, Section II, recorded in the RMC Office for Greenville County in Plat Book 4-R at pages 97 and 98 and having the following metes and bounds to wit:

BEGINNING at an iron pin on the Southeasterly edge of Pine Forest Drive joint front corner of Lots 88 and 90, and running thence, S.48-30 E., 71.2 feet to an iron pin; thence S. 27-17 E., 100.4 feet to an iron pin; thence S. 62-36 W.; 10 feet to an iron pin; thence S. 21-06 E., 139.5 feet to an old iron pin, thence S. 34-36 W., 16.4 feet to an iron pin; thence with the line of Lot 87, N. 47-43 W., 289.3 feet to an iron pin on Pine Forest Drive; thence N. 42-17 E., 120 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors by deed of Belmont Heights, Inc., recorded on May 29, 1967 in Deed Book 821 at page 83 in the RMC Office for Greenville County.

DOCUMENTARY STAMP 1920

which has the address of 103 Pine Forest Drive Greer (Street) (City) South Carolina, 29651 (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.

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