

FILED
GREENVILLE CO. S. C.

BOOK 1434 PAGE 206

JUN 5 9 23 AM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 2nd day of June, 1978, between the Mortgagor, Derieux M. Thomas and Patricia N. Thomas (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").

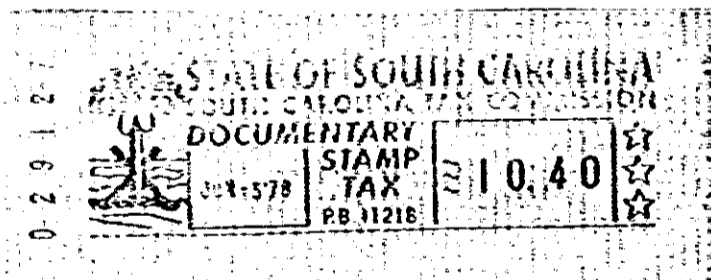
WHEREAS, Borrower is indebted to Lender in the principal sum of — TWENTY-SIX THOUSAND AND NO/100 (\$26,000.00) — Dollars, which indebtedness is evidenced by Borrower's note dated June 2, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1998;

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 parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, about one mile northward from Chick Springs and about five miles westward from the City of Greer and lying at the intersection of Sunset Drive and Tumbleweed Terrace, being all of Lot No. 24 and a portion of Lot No. 25 of a subdivision known as GROVELAND DELL, the plat of which is on record in the R.M.C. Office for Greenville County in Plat Book BBB, page 73, and having the following courses and distances:

BEGINNING at an iron pin on the north side of Tumbleweed Terrace, joint corner of Lots Nos. 24 and 39 on said plat, and runs thence N. 49-14 W. 167 feet to a point, new corner; thence a new line S. 38-46 W. 125 feet to a point on the northeast side of Sunset Drive, which point is equi-distant between the front corners of Lot No. 25; thence with the margin of Sunset Drive S. 51-14 E. 150 feet to a stake on the margin of said street; thence curving with the intersection of said street, the chord of which is N. 83-46 E. 25 feet in a southeasterly direction to a stake on the north side of Tumbleweed Terrace; thence with the margin of this street N. 38-46 E. 115 feet to the beginning corner.

This being the same property conveyed to mortgagors herein by deed of A. L. Cannon dated May 17, 1967, and recorded June 13, 1967, in Deed Book 821 at page 475, R.M.C. Office for Greenville County.



which has the address of Route 3, Groveland Dell, Taylor s,
(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.

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