

Mortgagee's Mailing Address: P. O. Box 969, Greer, S. C. 29651

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GREENVILLE CO. S.C.

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MORTGAGE

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Bozeman and Grayson, Attorneys

THIS MORTGAGE is made this 9th day of August, 1978, between the Mortgagor, James M. Thompson and Carolyn M. 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 Fifteen Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 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 August 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 piece, parcel or lot of land situate, lying and being at the Southeastern corner of the intersection of Roper Mountain Road and Huntington Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 30 as shown on a plat of Sheet No. 1 of Huntington Subdivision, prepared by Piedmont Engineers & Architects, dated May 4, 1968, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW at Page 23 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Huntington Road at the joint front corner of Lots Nos. 30 and 30-A and running thence with the Eastern side of Huntington Road, the following courses and distances; N. 36-23 W. 92.2 feet to an iron pin; thence N. 33-10 W. 91.5 feet to an iron pin, thence N. 27-41 W. 86.3 feet to an iron pin at the Southeastern corner of the intersection of Huntington Road and Roper Mountain Road; thence with said intersection N. 28-46 E. 27.7 feet to an iron pin on the Southern side of Roper Mountain Road; thence with the Southern side of said Roper N. 85-12 E. 362.7 feet to an iron pin in the line of Lot No. 29; thence with the line of Lot No. 29 S. 10-37 E. 200 feet to an iron pin at the joint rear corner of Lots Nos. 30 and 30-A thence with the line of Lot No. 30-A S. 72-21 W. 278.4 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of Helen J. Croxton and Hugh B. Croxton, Jr. Co-Executors and Trustees of Will of Hugh B. Croxton, deceased and H. Caldwell Harper dated the 27th day of October, 1977 and recorded in the RMC Office for Greenville County on the 31st day of October, 1977 in Deed Volume 1067 at Page 625.

This is a second mortgage and is junior in lien to that mortgage executed to Greer Federal Savings and Loan Association, recorded in the RMC Office for Greenville County in Mortgage Book 1418 at Page 52.

which has the address of Roper Mtn. Rd. and Huntington Rd. Greenville
(Street) (City)
S. C. (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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