

FILED  
GREENVILLE CO. S.C.  
NOV 15 4 12 PM '09  
CLERK J. TAYLOR

# MORTGAGE

THIS MORTGAGE is made this 13th day of NOVEMBER 19 09, between the Mortgagor, JOHN S. THOMPSON, JR. AND LETA L. THOMPSON (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

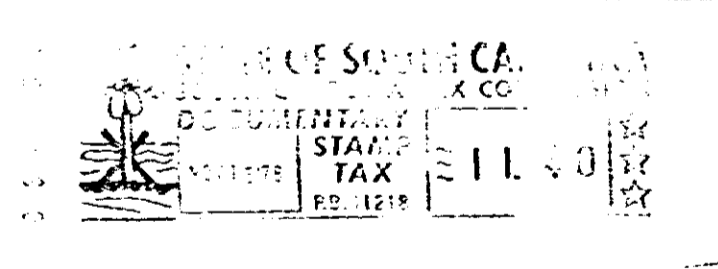
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009;

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:

Town of Fountain Inn, and being the major portion of Lot #20, which Lot #20 is shown on a plat of property of Floyd and Mary W. Weathers, recorded in the RMC Office for Greenville County in plat book FF, at page 350, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Woodvale Avenue, which iron pin is situate 19 feet N. 31-16 E., of the joint front corner of Lots 19 and 20 and running thence with Woodvale Avenue, which is as follows: N. 31-16 E., 76.9 feet to an iron pin; thence N. 80-18 E., 112.2 feet to an iron pin; thence S. 80-13 E., 32.7 feet to an iron pin at the joint corner of lots nos. 9 and 20; thence S. 21-23 W., 153.8 feet to an iron pin; thence through Lot no. 20, N. 63-01 W., 142.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of F. Randall Bentley and Ann G. Bentley, recorded of even date herewith.



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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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