

FILED
S. C.
AUG 21 1979
GREENVILLE

1417 300

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 21st day of August, 1979, between the Mortgagor, Ronald M. Thorsou and Rosemary Thorsou (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on the first day of August, 1999;

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 of those parcels of lots of land in O'Neal Township of Greenville County, South Carolina, located near the Millford Baptist Church and about four miles northwest of the City of Greer, being shown as lots nos. 8 and 9 on a plat of property made for W. E. Bamister, plat made by W. P. Morrow, Surveyor, and revised by A. S. Brockman, recorded in the R.M.C. Office for Greenville County in Plat Book 124 at page 25, and having the following courses and distances, to-wit:

BEGINNING on a stake on the western margin of Joan Street, joint front corner of Lots No. 7 and 8 said plat, and runs thence with the common line of Lots Nos. 7 and 8 S. 83-03 W. 290 feet to a stake on line of property now or formerly owned by Hudson, thence with that line N. 16-50 W. 200 feet to a stake, rear corner of Lots No. 9 and 10, thence with common line of Lots Nos. 9 and 10, N. 83-03 E. 296.2 feet to a stake on the western margin of Joan Street; thence therewith S. 17-10 E. 280 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights of way appearing on the property and/or of record.

This is that same property conveyed to Mortgagors by Deed of Paul Edward Erskine and Alice M. Erskine to be recorded herewith.

NOTARIAL PUBLIC
STATE OF SOUTH CAROLINA
JAMES H. HURLEY
My Comm. Expires 11-1-82

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which has the address of Joan Drive, Taylors, South Carolina 29687 (herein "Property Address");
(Street) (City) (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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