

DONNIE S. TANKERSLEY
R.M.C.
F I L E D
AUG 30 1979
7 3 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

MORTGAGE

1418-800

THIS MORTGAGE is made this 23rd day of August, 1979, between the Mortgagor, Bobby E. Thomasson and Vonnie P. Thomasson (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two thousand dollars and no/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 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 8-1-99

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on south side of public road leading from Piedmont to Bessie, and shown as 0.81 acres, more or less on plat by John Smith, Surveyor, October 28, 1959, and described as follows: BEGINNING at iron pin in center of said road and running thence with center of said road North 89-03 East 147 feet to iron pin, thence South 1 East 213.4 feet to iron pin, thence North 83-32 West 196.3 feet to iron pin, thence North 13-14 East 198.2 feet to the beginning; bounded on the North by said road, on the East by lands of J. O. Pack, on the south by lands of R. B. Gresham and on the West by property of Mrs. J. C. Payne.

THIS being the same lot of land conveyed unto Bobby E. Thomasson and Vonnie P. Thomasson by deed of R. B. Gresham, dated the 8th day of February, 1961, or record in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 668 at Page 269.

which has the address of Route 6, Hwy, 86, Piedmont, S.C. 29673 (herein "Property Address");

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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