

OFFICE FILED
C. S. C.
APR 21 AM '80
W. W. WILKINS

MORTGAGE

(5717)
THIS MORTGAGE is made this 14th day of April,
1980, between the Mortgagor, JAMES R. THOMASON, JR.,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand One
Hundred Seventy-four and 07/100 Dollars, which indebtedness is evidenced by Borrower's
note dated April 14, 1980, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1,
...2006.....;

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, with the buildings and improvements thereon,
situate, lying and being on the Northerly side of Northwood Avenue, in the City of
Greenville, County of Greenville, State of South Carolina, being known and designated
as Lot 17, Property of Furman C. Smith, et al, as per plat thereof, recorded in the
RMC Office for Greenville County, South Carolina, in Plat Book X, Page 197, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Northwood Avenue, joint front corner
Lots 15 and 17, which iron pin is 75.1 feet from an iron pin in the Northeastern
intersection of Northwood Avenue and Druid Street, and running thence N. 8-23 E. 128.2
feet to an iron pin, joint corner Lots 15, 21 and 17; thence along the rear line of
Lot 21 N. 34-32 E. 60 feet to an iron pin on the Southerly side of Legare Street;
thence along the Southerly side of Legare Street S. 55-28 E. 55 feet to an iron pin,
joint rear corner Lots 17 and 19; thence S. 8-23 W. 183.4 feet to an iron pin on the
Northerly side of Northwood Avenue; thence along the Northerly side of Northwood Avenue
N. 55-43 W. 46.0 feet to a point in the front line of Lot 17; thence continuing along
the Northerly side of Northwood Avenue N. 70-25 W. 34.8 feet to an iron pin, the
point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Richard N. Hall
and Debra H. Hall of even date herewith to be recorded.

which has the address of 105 Northwood Avenue, Greenville
South Carolina 29609 (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 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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