

FILED  
GREENVILLE CO. S. C.

MORTGAGE

133-270

SEP 3 4 14 PM '80  
THIS MORTGAGE is made this 2nd day of September 1980 between the Mortgagors Richard M. Thoennes, same as F. Richard Thoennes, and Joy Thoennes, C. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is P.O. Box 10148, Greenville, South Carolina 29603. (herein "Lender").

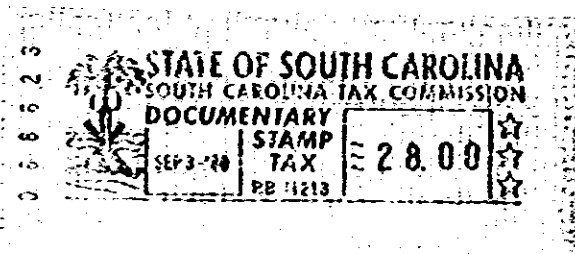
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy thousand and 00/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 2, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011,

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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 7 or 2.3 acres on plat of Hearthstone Estates as prepared by James R. Freeland, RLS, dated September 21, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7C, Page 71 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on Lodgewood Trail at the joint front corner of Lots 7 and 8 and running thence with the curvature of said Lodgewood Trail N. 76-32 W., 68.4 feet to an iron pin; thence N. 59-41 W., 214.2 feet to an iron pin; thence N. 14-04 E., 403.3 feet to an iron pin; thence S. 60-17 E., 239.3 feet to an iron pin, the joint rear corner of Lots 7 and 8; thence with the common line of said lots S. 7-49 W. 400.3 feet to an iron pin at the joint front corner of said lots on Lodgewood Trail, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Anthony W. Abercrombie and Bonnie F. Abercrombie dated March 2, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1131 at page 491 on August 19, 1980.



which has the address of Lot 7, Lodgewood Trail Greenville  
(Street) (City)  
South Carolina (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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