

STATE OF SOUTH CAROLINA
UNIFORM INSTRUMENTS
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FILED
S. C.
OCT 26 PM '80
MORTGAGE
SLEY

1319-107

THIS MORTGAGE is made this 3rd day of October,
1980, between the Mortgagor, Joe G. Thomason,
(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-three thousand
two hundred fifty & no/100ths--- Dollars, which indebtedness is evidenced by Borrower's
note dated October 3, 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
November 1st, 2005.

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 to be constructed, situate, lying and being in the State
of South Carolina, County of Greenville known as 1210 Buncombe Street, and
designated as Lot No. 7 on plat prepared by J. C. Hill, recorded in the
RMC Office for Greenville County, S. C., in Plat Book TT at Page 55-B,
dated October 10, 1959, and being described more particularly by a more
recent plat for Joe G. Thomason by Freeland & Associates, RLS, dated
October 2, 1980, as follows:

BEGINNING at a nail and cap on Buncombe Street at a point 246 feet in a
southeasterly direction from Stall Street and running thence N. 57-54 E.
233.8 feet to an iron pin; thence running S. 22-19 E. 60.7 feet to an
iron pin; thence running S. 55-35 W. 208.4 feet to an iron nail; thence
running S. 68-20 W. 20.0 feet to an iron nail; thence running S. 59-19 W.
29.9 feet to a nail and cap on Buncombe Street; thence running along said
Street N. 19-28 W. 65.5 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of
Benjamin B. Franklin, dated April 26, 1980, and re-recorded in the RMC
Office for Greenville County on May 19, 1980 in Deed Book 1126 at Page 53.

NOTE: THE within Renegotiable Rate Mortgage is modified by the terms and
conditions of the attached Renegotiable Rate Mortgage Rider which is
attached hereto and made a part of this mortgage instrument.

which has the address of 1210 Buncombe Greenville,
(Street) (City)
S. C. (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 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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