

P.O. Box 408  
Greenville, SC 29602

FILED  
GREENVILLE CO. S.C.  
NOV 6 3 44 PM '80  
SONNIE S. TANNERSLEY  
R.M.C.

1523 1533

# MORTGAGE

THIS MORTGAGE is made this 31st day of October, 1980, between the Mortgagor, Boyce M. Thackston, (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 Four Thousand, One Hundred - Fifty & no/100 (\$4,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 Nov. 1, 1984.....;

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 thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Woodside Mill Village, Simpsonville, being Lot 14, on said plat by Piedmont Engineering Service, February, 1953, recorded in the R.M.C. Office for said County in Plat Book "CG" at Page 5. Said lot is also known as 9 "B" Street, and fronts thereon for 80 feet. Reference being craved to said plat for more particular metes and bounds description.

This is the same property devised to Boyce M. Thackston by the Last Will and Testament of Carl M. Thackston, who died testate on April 21, 1976, as will appear in the records of the Probate Court in Greenville County in Apt. 1422, File 5.

This is a second mortgage and is junior in lien to that mortgage executed to Boyce M. Thackston, which mortgage is recorded in R.M.C. Office for Greenville County in Book 1447 and Page 615, recorded 10-19-78.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY  
STAMP  
OCT 31 1980

which has the address of 312 College Street Simpsonville,  
(Street) (City)  
South Carolina 29681 (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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