

FILED
GREENVILLE CO. S. C.
APR 27 9 25 AM '81
DONNIE S. FANKERSLEY
R.M.C.

BOOK 1538 PAGE 932

MORTGAGE

THIS MORTGAGE is made this 21 day of April, 1981, between the Mortgagor, James and Mary P. Thompson, (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 and 00/100 (\$23,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 21, 1981, (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, 1996.....;

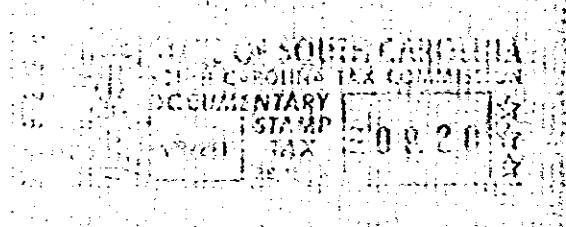
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the buildings and improvements thereon, lying and being on the westerly side of Prosperity Avenue, near the City of Greenville, S.C., being known and designated as Lots Nos. 2 and 3 on plat of Dreher Colony No. 2, as recorded in the RMC Office for Greenville County, S.C., in Plat Book QQQ, at Page 31, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Prosperity Avenue, said pin being the joint front corner of Lots Nos. 1 and 2 and running thence with the westerly side of Prosperity Avenue S 2-31 E 140 feet to an iron pin, the joint front corner of Lots 3 and 4; thence with the common line of said Lots S 76-29 W 185.4 feet to an iron pin, the joint rear corner of Lots 3 and 4; thence N 30-04 W 85.1 feet to an iron pin the joint rear corner of Lots 1 and 2; thence with the common line of said Lots N 63-15 E 241 feet to an iron pin the point of beginning.

This being the same property conveyed to the mortgagors by deed of Marie Dreher recorded on December 19, 1967 in the RMC Office for Greenville County in Deed Book 835, at Page 91.

This mortgage is junior in lien to that mortgage given by James Thompson and Mary P. Thompson in favor of C. Douglas Wilson and Company in the original amount of \$27,400.00 dated March 8, 1968 and recorded in the RMC Office for Greenville County on March 11, 1968 in Mortgage Book 1086, at Page 189.



which has the address of 330 Prosperity Avenue Greenville, S.C. (herein "Property Address");
(Street) (City) (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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