

MORTGAGE

THIS MORTGAGE is made this 2nd day of October 1981 between the Mortgagor, Marjorie Y. Thomason (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

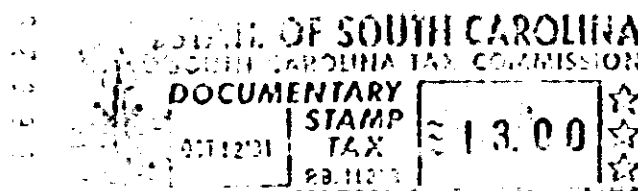
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Five Hundred and no/100ths (\$32,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 2, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2001

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, Fariview Township, and in the Town of Fountain Inn, being known and designated as Lot No. 1 on a plat of the property of Petesy W. Edwards prepared by H. S. Brockman, Surveyor, dated March 24, 1954, duly recorded in the RMC Office for Greenville County in Plat Book BB, page 70, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the corner of a new thirty-foot street and Weston Street, and running thence along Weston Street, S. 36-51 E., a distance of 188 feet to an old pin, joint corner with Weston Street and property of J. W. Stewart; thence N. 31-35 E., a distance of 159 feet to a pin, joint corner with Lot No. 2 as shown on said plat; thence N. 58-18 W., 174.8 feet to an iron pin, joint corner with Lot No.2 as shown on said plat and the new thirty-foot street; thence S. 31-32 W., a distance of 90 feet to an iron pin, which is the point of beginning.

THIS is the same property conveyed to the mortgagor herein by deed of Joe F. Thomason recorded in the RMC Office for Greenville County in Deed Book 1069 , page 786 , recorded on December 7, 1977.



which has the address of 502 N. Weston Street, Fountain Inn, S.C. 29644 (Street) (City) (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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