



MORTGAGE

THIS MORTGAGE is made this 5th day of October 1981 between the Mortgagor, Timothy B. and Barbara H. Thornton

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six thousand eight hundred sixty-seven and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 15, 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 piece, parcel or lot of land with all buildings and improvements situate, lying and being on the southern side of Loraine Drive in Greenville County, South Carolina, being shown and designated as Lot No. 30 on a Revised Map of Tracts 58, 59 and 60 of Meadowbrook Farms near Travelers Rest, South Carolina, made by C.O. Riddle, Surveyor, dated March, 1961, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book VV at Page 51, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Roy A. Earnest by deed of Brown Enterprises of S.C., Inc. recorded in Deed Book 937, Page 540 on March 7, 1972, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee assumes and agrees to pay Greenville County property taxes for the tax year 1980 and subsequent years.

This is the same property conveyed by deed of Roy A. Earnest by deed dated October 23, 1979 and recorded October 24, 1979 in the R.M.C. Office for Greenville County in Volume 1114 Page 114.

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which has the address of Rt. 6, Box 429, Travelers Rest, SC 29690 (herein "Property Address");

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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