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S. O.

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

BOOK 1556 PAGE 767

Nov 2 10 50 AM '81 MORTGAGE
SOGAN WMSLEY

THIS MORTGAGE is made this 28th day of October, 1981, between the Mortgagor, James R. Thomason, Jr., (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 \$10,000.00 (Ten thousand 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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, 1989.....;

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 the buildings and improvements thereon, situate lying and being on the northerly side of Northwood Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 17, property of Furman C. Smith, et al, as per plat thereof, recorded in the RMC office for Greenville County, South Carolina, in Plat Book X page 197, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Northwood Avenue, joint front corner lots 15 and 17, which iron pin is 75.1 feet from an iron pin in the northeastern intersection of Northwood Avenue and Druid Street, and running thence N. 8-23 E. 128.2 feet to an iron pin, joint corner lots 15, 21, and 17; thence along the rear line of Lot 21 N. 34-32 E. 60 feet to an iron pin on the southerly side of Legare Street; thence along the southerly side of Legare Street S. 55-28 E. 55 feet to an iron pin, joint rear corner lots 17 and 19; thence S. 8-23 W. 183.4 feet to an iron pin on the northly side of Northwood Avenue; thence along the northerly side of Northwood Avenue N. 55-43 W. 46.0 feet to an point in the front line of Lot 17; thence continuing along the northerly side of Northwood Avenue N. 70-25 W. 34.8 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Richard N. and Debra H. Hall and recorded in the RMC office for Greenville county on April 15, 1980 in Deed Book 1123 at page 966.

This is a second mortgage and is Junior in Lien to that mortgage executed by James R. Thomason, Jr. to First Federal Savings & Loan Association which mortgage is recorded in RMC office for Greenville in book 1500 at page 790 and recorded on April 15, 1980.

which has the address of 105 Northwood Avenue Greenville,
(Street) (City)
South Carolina 29609 (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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