

FILED
GREENVILLE CO. S. C.
MAR 2 11 27 AM '82
DONNIE S. TANKERSLEY
R.H.C.

FIRST FEDERAL SAVINGS
DRAWER 400
GREENVILLE, S. C. 29602
MORTGAGE

BOOK 1534 PAGE 874

THIS MORTGAGE is made this 26th day of February,
19 82, between the Mortgagor, James B. and Thalia 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 10,173.96 (Ten thousand one hundred
seventy-three and 96/100 Dollars, which indebtedness is evidenced by Borrower's
note dated February 26, 1982, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 26,
1982.....;

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 situate, lying and being in the County of Greenville,
State of South Carolina, being known and designated as Lot no. 2 of Ebenezer Heights sub-
division and according to a plat prepared of said subdivision by W. R. Williams, Jr.,
RLS, July, 1971, and recorded in the RMC Office for Greenville County, South Carolina,
in Plat Book 4J, at Page 85, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of White Horse Road, joint front corner of Lots Nos. 1
and 2, and running thence with the joint line of said lots, N 84-37W, 254.9 feet to an
iron pin; thence, S 10-12 W. 95 feet to an iron pin; thence, S. 82-28 E. 248.3 feet to
a point on the edge of White Horse Road; thence running with said road, N. 13-30 N. 105
feet to a point, the point of beginning.

This being the same property conveyed to the mortgagor by deed of USA and recorded in
the RMC Office for Greenville on March 26, 1976 in Deed Book 1033 at Page 689.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAR 2 1982
TAX
\$ 04.08
PS 112.8

2 MR2 82 642
4.0001

which has the address of Rt. 1, White Horse Road Travelers Rest,
(Street) (City)
SC 29690 (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 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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