

GR... ED
S.C.
MAR 22 PH '82
SQU... BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of March 1982, between the Mortgagor, Michael L. and Linda R. Thigpen (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

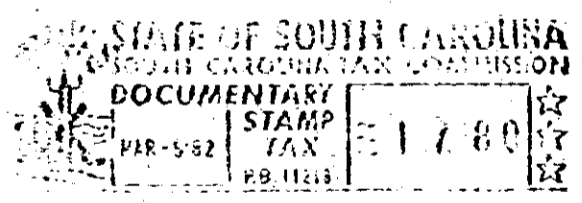
WHEREAS, Borrower is indebted to Lender in the principal sum of Fourty-four Thousand Five Hundred (\$44,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2007

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: being shown as Lot No. 64, on a plat of Points North Subdivision, dated November 22, 1972, recorded in Plat Book 4X at page 16 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Colony Road at the joint front corner of Lot 63 and Lot 64 and running thence with Lot 63, N. 35-16 W. 145.5 feet to an iron pin at the joint rear corner of Lot 63 and Lot 64; thence with Lot 73 S. 72-11 W. 110 feet to an iron pin at the joint rear corner of Lots 64, 65, 66 and 73; thence with Lot 65 S. 39-08 E. 147.1 feet to an iron pin on the northern side of Colony Road; thence with said road N. 62-11 E. 100 feet to the point of beginning.

THE above described property is conveyed subject to all restrictions, easements, rights-of-way and zoning ordinances, existing or of record, which affect the title to the above described property.

THIS being the same property conveyed to the mortgagors herein by deed of Calvin N. Cox dated March 1, 1982, and recorded in the RMC Office for Greenville County at Deed Book 1163, Page 421.



which has the address of Lot 64, Colony Drive, 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.

400 8 25941801

0 2 2 0

4328 RV-21