

UNRECORDED
CO. S. C.
Nov 30 3 09 PM '82
DONNIE J. TAMMERSLEY
R.M.C.

BOOK 1587 PAGE 401

MORTGAGE

THIS MORTGAGE is made this 29th day of November 1982, between the Mortgagor, Steven H. Thompson (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 5,299.17 which indebtedness is evidenced by Borrower's note dated November 15, 1982 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on November 15, 1992;

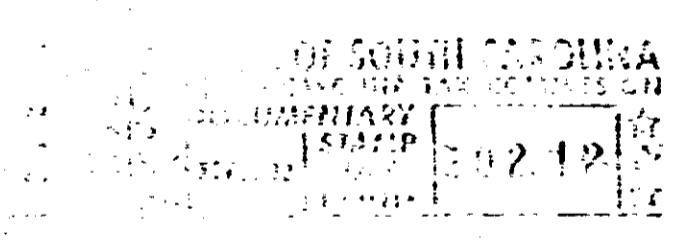
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 with all improvements thereon or hereafter constructed thereon situate, lying and being in the County of Greenville, State of South Carolina, at the intersection of Glenwood Road and Sunnyside Lane, being shown and designated as Property of Darrell R. Singleton on plat prepared by R. B. Bruce, RLS, August 25, 1975; said plat being recorded in the RMC Office for Greenville County in Plat Book 5-N, page 6.

The dimensions of said lot are 93.7 x 103.6 x 49.3 x 35.8 x 128.6.

This being the same property conveyed to Steven H. Thompson and William P. Hunt by deed of Darrell R. Singleton and Linda B. Singleton on July 17, 1981, recorded in the RMC Office for Greenville County on July 17, 1981, in Deed Book 1151 page 957, and the same property conveyed by William P. Hunt a one-half undivided interest to Steven H. Thompson by deed of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

This mortgage is junior in lien to that certain mortgage in favor of North Carolina National Bank recorded August 29, 1975, in Mortgage Book 1347, page 495, in the original sum of \$16,500.00.



which has the address of 206 Glenwood Road, Greenville, South Carolina 29615 (herein "Property Address");

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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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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