

LEATHERWOOD, WALKER, TODD & MANN

FILED
GREENVILLE S.C.
MAY 25 11 52 AM '83

MORTGAGE

THIS MORTGAGE is made this 2nd day of May 1983, between the Mortgagor, Archie Clinton Thompson and Hazel Cox 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").

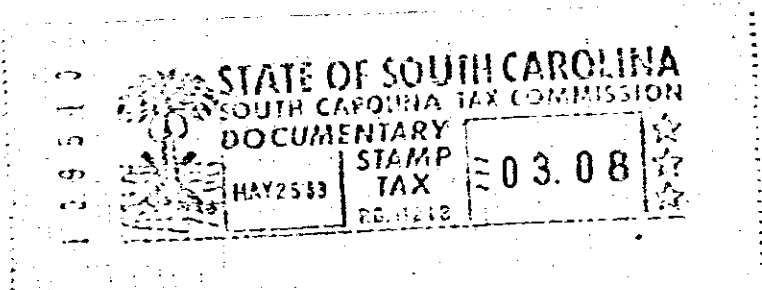
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 7,633.01 which indebtedness is evidenced by Borrower's note dated May 2nd, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 1, 1986;

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 State of South Carolina, County of Greenville, Greenville Township, on the eastern side of Buncombe Road having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Buncombe Road which pin is 75 feet south of the lot known as the Methodist Church lot and running thence in a line parrallel with the church lot N. 87-40 E. 207.4 feet to an iron pin; thence S. 4-17 E. 40 feet to pin; thence S. 87-40 W. 207.4 feet to pin on Buncombe Road; thence with Buncombe Road N. 4-17 W. 40 feet to the beginning point.

This being the same property conveyed to mortgagors by deed of Wofford Cox, dated August 19, 1939, and recorded in the RMC office of Greenville County in Deed book 213 at page 319.



which has the address of 3808 Old Buncombe Road Greenville South Carolina 29609 (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 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 seised 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 (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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