

Security Federal

MORTGAGE

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GREENVILLE S.C.

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THIS MORTGAGE is made this 27th day of July, 19 83, between the Mortgagor, Mark A. Thompson and Cheryl D. Thompson (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and no/100 (\$90,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 on the eastern side of Bethel Road in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 9 on a plat entitled "Holly Tree Plantation", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X, at page 35, and having, according to said plat and a more recent plat entitled "Property of Mark Alan Thompson and Linda Cheryl D. Thompson", prepared by Freeland & Associates, dated July 20, 1983, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Bethel Road at the joint front corner of Lots 9 and 10, and running thence with the line of Lot No. 10 S. 60-09-50 E. 219.73 feet to an iron pin; thence S. 29-50-10 W. 120 feet to an iron pin in the line of Lot No. 8; thence with the line of Lot No. 8 N. 60-09-50 W. 219.73 feet to an iron pin on the eastern side of Bethel Road; thence with the eastern side of Bethel Road N. 29-50-10 E. 120 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Prestige Builders of Greenville, Ltd., dated July 27, 1983, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1193, at page 193, on July 27, 1983.

which has the address of 2104 Bethel Road Simpsonville
[Street] [City]
South Carolina 29681 (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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