



BOOK 1528 PAGE 09
Documentary Stamps are figured on
the amount financed: \$ 807.24.

MORTGAGE

THIS MORTGAGE is made this 18 day of August 1983, between the Mortgagor, Douglas L. Thackston, Jr. and Angie L. Thackston (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve thousand, eight hundred, sixty eight and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 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 August 20, 1990

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 certain piece, parcel or tract of land in Greenville County, State of South Carolina, being located on the Westerly edge of Hipps Road, and being shown on plat of property of Connie Hartsell, prepared by C. O. Riddle, dated April 3, 1978, and having according to said plat, the following metes and bounds, to wit:

-65-566.2-1-10.5
out of 566.2-1-10.2

BEGINNING at a nail and cap in the center of Hipps Road, which nail and cap is located S. 14-55 W., 36.6 feet from old iron pin on the Westerly edge of said Hipps Road, and running thence along property, now of formerly, of A. C. Peden, N. 14-55 W., 442.3 feet to an iron pin; thence a new line through other property of grantor herein, N. 85-38 E., 366.8 feet to an old nail and cap in the center of Hipps Road, passing over iron pin 22.64 feet back on line; thence with the center line of Hipps Road, S. 15-20 W., 100 feet to an old nail and cap; thence continuing with the center line of Hipps Road, S. 28-44 W., 100 feet to an old nail and cap; thence continuing with the center line of Hipps Road, S. 33-12 W., 323.9 feet to the beginning corner, containing according to said plat, 2 acres more or less.

This being a portion of the same property conveyed to the grantor herein by deed of Nancy H. Boyce and Janice H. Peden, dated May 26, 1971, recorded May 27, 1971, in Deed Volume 916 at page 340, in the RMC Office for Greenville County, S.C.

This is that same property conveyed by deed of Connie H. Hartsell to Douglas Leon Thackston, Jr. and Angie P. Thackston (same as Douglas L. Thackston, Jr. and Angie L. Thackston), dated 4-21-78, recorded 4-27-78, in Volume 1077, at Page 587, in RMC Office for Greenville County, S.C.

which has the address of Rt. 2 Hipps Rd. Simpsonville
(Street) (City)
South Carolina 29681
(State and Zip Code) (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.