

MORTGAGE

THIS MORTGAGE is made this 11th day of April, 1984, between the Mortgagor, J. Phillip Thomas and Joni J. Thomas, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand and no/100ths (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 11, 1984, (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, 2014;

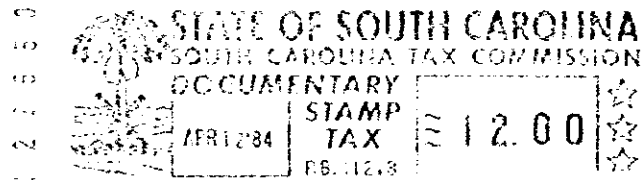
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 64 on plat entitled "Final Plat Seven Oaks" as recorded in the RMC Office for Greenville County, S.C. in Plat Book 4R at Page 6, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of East Indian Trail, said iron pin being the joint front corner of Lots 63 and 64 and running thence with the common line of said Lots S 84-55 W, 154.1 feet to an iron pin at the joint rear corner of Lots 63 and 64; turning and running thence N 14-17 W, 70 feet to an iron pin at the joint rear corner of Lots 64 and 65; turning and running thence with the common line of Lots 64 and 65 N 75-43 E, 155 feet to an iron pin, joint front corner of Lots 64 and 65 with iron pin on the westerly side of East Indian Trail turning and running thence with the westerly side of East Indian Trail S 14-17 E, 55 feet to an iron pin; thence continuing with the westerly side of East Indian Trail S 9-51 E, 39.9 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Raju Hemrajani and Indra Hemrajani recorded April 12, 1984 in Deed Book 1210 at Page 412 in the Greenville County RMC Office.

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which has the address of 9 East Indian Trail, Taylors, South Carolina 29687 (Street) (City) (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.

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