

APR 21 12 00 PM '72

OLLIE FARNSWORTH
R. M. C.

BOOK 1230 PAGE 158

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: WE, Michael M. Dobbins and
Dodie B. Dobbins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Thirty Thousand and no/100-----
DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of seven and one-half (7 1/2) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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, near the City of Greenville, being in Terra Pines Estates, Section 1, lying on the southeast side of Terra Lea and the southeast side of Montero Lane, shown and designated as Lot No. 26 on plat of said subdivision made by Piedmont Engineering Service, December 1958, Revised March 1966, recorded in the R.M.C. Office for Greenville County in Plat Book PPP, Pages 18 and 19, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southeast side of Terra Lea at the joint front corner of lots 25 and 26 and running thence along the line of Lot 25, S. 49-49 E. 211.8 feet to an iron pin; thence S. 39-17 W. 200 feet to an iron pin; thence with the line of Lot 27, N. 49-47 W. 213.2 feet to an iron pin on the southeast side of Montero Lane; thence with the curve of Montero Lane (the chord being N. 0-22 W. 67.8 feet) to an iron pin; thence still with the curve of Montero Lane and Terra Lea (the chord being N. 41-53 E. 3815 feet) to an iron pin; thence with the curve of Terra Lea (the chord being N. 79-12 E. 46.3 feet) to an iron pin; thence still with the curve of Terra Lea N. 49-25 E. 75.2 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Emily Lite, William M. McMillan, Nick A. Theodore, Thomas E. Macfie, H. Harold Tarleton, Jr., recorded in Deed Book 924, Page 639, dated June 3, 1971 in the R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining; and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.