

MORTGAGE

THIS MORTGAGE is made this 28th day of August, 1975, between the Mortgagor, John M. Dogan and Cain M. Dogan (herein "Borrower").

and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Seven Hundred & 00/100 (\$6,700.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10 years from date

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, in Grove Township, having the following metes and bounds as per plat made by R. B. Bruce, Reg. L. S. No. 1952, dated February 26, 1959:

BEGINNING at an iron pin center of black top road, thence along line of said road N 0-45 W to iron pin; thence along Hicks line N 67-04 W 300.0 feet to iron pin; thence N 72-0 W 32.0 feet to iron pin, joint corner grantor and Hicks, thence along Hicks line S 1-45 E 100.0 feet to iron pin, thence along McCullough line S 67-20 E 330.4 feet to point of BEGINNING."

This is the same property conveyed to John Dogan and Bonnell McC. Canty by James McCullough by deed dated July 23, 1962, recorded in Book of Deeds 705 at page 153. The said Bonnell Canty died intestate on or about February 14, 1964 (See Apartment 872, File 21 in the office of the Probate Judge for Greenville County). George Canty conveyed his interest in the property to Cain McC. Dogan by deed recorded in Deed Book 796 at page 261.



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 in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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