

SEP 13 3 25 PM '76
DONNIE S. TANKERS, JR.
R.M.C.

BOOK 1377 PAGE 638

MORTGAGE

THIS MORTGAGE is made this 13 day of September, 1976, between the Mortgagor, Michael E. Dixon and Mary C. Dixon (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina whose address is 500 East Washington Street, Greenville, SC 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2006

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, being known and designated as Lot No. 47 as shown on a revised map of Paris View prepared by Dalton & Neves, Engineers, October, 1957, and recorded in the RMC Office for Greenville County in Plat Book QQ at page 26, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Paris View Drive, now known as Montis Drive, the joint front corner of Lots 46 and 47, and running thence along the joint line of said lots N. 70-54 W. 170.4 feet to an iron pin on the line of property now or formerly of T. A. Roe; thence along the line of that property S. 19-13 W. 88 feet to an iron pin at the rear corner of Lot No. 48; thence along the line of that lot S. 70-54 E. 170.6 feet to an iron pin on the western side of Paris View Drive; thence along the western side of Paris View Drive N. 19-06 E. 88 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Robert Bailey, Inc., to be recorded herewith.

510.60

which has the address of 41 Montis Drive Greenville
[Street] [City]
SC 29609 (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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