

FILED GREENVILLE CO. S. C.

JUN 16 11 17 AM '77

MORTGAGE

THIS MORTGAGE is made this 15 day of JUNE 1977, between the Mortgagor, C. DANIEL DOBSON, JR. & KAREN C. DOBSON (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

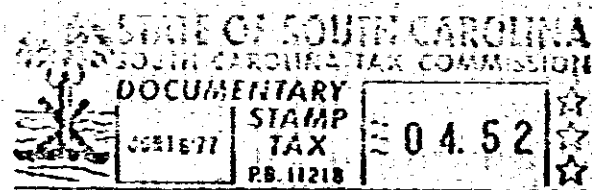
WHEREAS, Borrower is indebted to Lender in the principal sum of ELEVEN THOUSAND TWO HUNDRED FIFTY (\$11,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1982.

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 on the northerly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 27 on plat of Meyers Park, Section 2, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P page 54, and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County in plat book 5P page 57, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Forest Lane at the joint front corner of Lots Nos. 27 and 28 and running thence with the line of Lot No. 28, N. 21-12 E. 181.58 feet to an iron pin at the joint rear corner of the premises herein described and property now or formerly of Knollwood Subdivision; thence with the line of property now or formerly of Knollwood Subdivision S. 70-31 E. 110.96 feet to an iron pin at the joint rear corner of Lots Nos. 26 & 27; thence with the line of Lot No. 26 S. 17-04 W. 180.91 feet to an iron pin on the northerly side of Forest Lane, the joint front corner of Lots No. 26 and 27; thence with the northerly side of Forest Lane N. 70-52 W. 124 feet to the point of beginning.

This is the same property conveyed to mortgagors by HBA Properties, Inc. by deed dated Dec. 28, 1976 recorded December 28, 1976 in deed vol. 1048 page 554 of the RMC Office for Greenville County, S. C.



MORTGAGEE'S ADDRESS: South Carolina Federal Savings & Loan Association P. O. Box 937 Greenville, S. C. 29602

350 M

which has the address of lot 27, Forest Lane, Meyers Park subdivision, Greenville SC, (Street) (City) (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.

15020

14328 RV-23