

FILED
GREENVILLE CO. S. C.
OCT 27 1 39 PM '77
CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of October, 1977, between the Mortgagor, William B. Dunson, II and Mary L. Dunson (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 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 October 1, 2002;

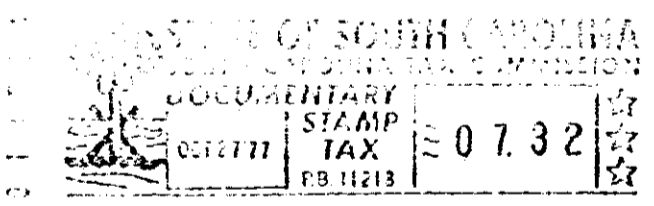
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 City of Greenville, County of Greenville, State of South Carolina, on the easterly side of North Avondale Drive (formerly Maple Avenue), and being shown as the greater portion of Lot No. 14, Block F, on the plat of the section of North Gate showing the property of J. A. and P. F. Cureton, as recorded in the RMC Office for Greenville County in Plat Book I at Page 103 and having, according to a recent survey made by R. E. Dalton, dated June, 1954, the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of North Avondale Drive (formerly Maple Avenue), said pin being located 105 feet north of the northeasterly corner of the intersection of North Avondale Drive and Pinehurst Street, and said pin also being the joint front corner of Lots Nos. 14 and 15, Block F, and running thence along the joint line of said Lots, S.86-41 E. 107.5 feet to an iron pin; thence N.02-29 E. 70 feet to an iron pin in the rear line of Lot No. 14; thence along the line through Lot NO. 14, N.86-41 W. 107.6 feet to an iron pin on the easterly side of North Avondale Drive; thence along the easterly side of North Avondale Drive, S.02-25 W. 70 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagor herein by deed from Southeast First National Bank of Miami, as Executor and Trustee under the Will of Evelyn P. Watson, DCSD. recorded in the RMC Office for Greenville County on October 27, 1977.

The mailing address of the Mortgagee herein is P. O. Box 969, Greer, S. C. 29651.



which has the address of 39 North Avondale Drive Greenville
(Street) (City)
South Carolina (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 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 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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