

Mortgagee's Mailing Address: 301 College Street, Greenville, South Carolina 29601

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GREENVILLE, S.C.

AUG 28 AM '79

COMMERCIAL BANKERSLEY

MORTGAGE

THIS MORTGAGE is made this 27th day of August, 1979, between the Mortgagor, Nelson F. Dickson and Frances S. Dickson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

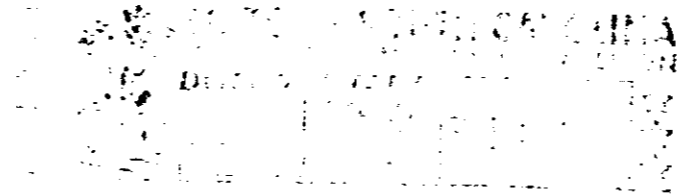
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1999.....;

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 lot of land situate on the Southwest side of Bertrand Terrace, near the City of Greenville, in Greenville County, S. C., being shown as Lot 48 on plat of Section A of Mansfield Park, made by Piedmont Engineering Service, December 1960, revised June 1962, recorded in the RMC Office for Greenville County, S. C. in Plat Book XX at Page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Bertrand Terrace at the joint front corner of Lots 47 and 48 and runs thence along the line of Lot 47, S. 73-00 W., 136 feet to an iron pin; thence S. 4-26 W., 118.7 feet to an iron pin; thence with the line of Lot 49, N. 68-05 E., 180 feet to an iron pin; thence with the curve of Bertrand Terrace (the chord being N. 17-09 W., 95 feet) to the beginning corner.

This being the same property conveyed to the Mortgagors by deed of Talmer Cordell dated May 28, 1968 and recorded in the RMC Office for Greenville County on May 31, 1968 in Deed Book 845 at Page 277.



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which has the address of 3 Bertrand Terrace 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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