

FILED
GREENVILLE CO. S. C.

NOV 21 11 29 AM '79

GONNERS TANNERSLEY
R.M.C

Mortgagee's Address: P.O. Box 937
Greenville, S. C. 29602
100: 1488 133: 992

MORTGAGE

THIS MORTGAGE is made this 20th day of November,
1979, between the Mortgagor, W. L. DUNN, JR.
(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 Sixteen Thousand and no/100
(\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated November 20, 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 December 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 piece, parcel or lot of land situate, lying and being on the
northwestern side of Augusta Court in the City of Greenville, County
of Greenville, State of South Carolina, being shown and designated as
Lot No. 26 of Block B on Plat of Augusta Court recorded in Plat Book F
at Page 124, prepared by R. E. Dalton, Engineer, and being described
according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northwestern side of Augusta Court at
the joint front corner of Lots 25 and 26 of Block B and running thence
along the common line of said lots N. 39-33 W. 175 feet to an iron pin
at the joint rear corner of said lots; thence S. 55-30 W. 60 feet to
an iron pin at the joint rear corner of Lots 26 and 27; thence along
the common line of said lots S. 39-33 E. 175 feet to an iron pin at
the joint front corner of said lots on the northwestern side of Augusta
Court; thence along the northwestern side of said Court N. 55-30 E. 60
feet to an iron pin, the point of beginning.

DERIVATION: Deed of William R. Timmons, Jr. recorded April 24, 1959
in Deed Book 622 at Page 245.

which has the address of 108 Augusta Court Greenville
S. C. 29601
(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 improve-
ments 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.

GCTC --- 1 NO21 79 023

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