

GREENVILLE, S.C. **MORTGAGE**

1523 11641

THIS MORTGAGE is made this 5th day of November 1980 between the Mortgagor, William Terry and Deborah K. Dobson (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 U.S. \$ 9,000.00 which indebtedness is evidenced by Borrower's note dated and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on November 1, 1985;

TO SECURE to Lender 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, 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 County of Greenville, State of South Carolina, approximately eight miles north of the Town of Greer, just off Highway No. 14 on plat for Harold Smith by S. D. Atkins dated January 28, 1972, (boundary survey 555 at 510 through 512) and having the following metes and bounds:

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BEGINNING at the northern side of a new road that leads off Highway No. 14 at the joint front corner of Lots Nos. 6 and 8, which point is 1,220 feet from said highway and running thence with the common line of said lots N. 35-00 W. 1,006 feet to the joint rear corner of said lots on line of property now or formerly belonging to Peoples; thence with the Peoples property S. 56-40 E. 195.5 feet to a stake, new corner of Lot 6; thence along a new line dividing Lot No. 6 in the center and running S. 35-00 W. 1,051 feet, more or less, to the northern side of the aforementioned road; thence along the north side of said road N. 61-00 W. 195 feet to the point of beginning.

This property is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

This being the same property conveyed to mortgagors herein by deed of Julian Michael Stokes and Lynn Wallace Stokes dated January 3, 1980 and recorded January 3, 1980 in the R.M.C. Office for Greenville County in Volume 1118 at page 337.

DEPARTMENT OF SOUTH CAROLINA  
PUBLIC RECORDS DIVISION  
DOCUMENTARY STAMP  
\$ 03.60

which has the address of Route 2, Dewey Road Greer South Carolina 29651 (herein "Property Address");

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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

- UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:  
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.  
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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