

FILED  
GREENVILLE S.C.

# MORTGAGE

BOOK 1540 PAGE 442

MAY 6 3 50 PM '81

JONAS HANNAERSLEY

THIS MORTGAGE is made this 6th day of May, 1981, between the Mortgagor, David H. Dixon (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

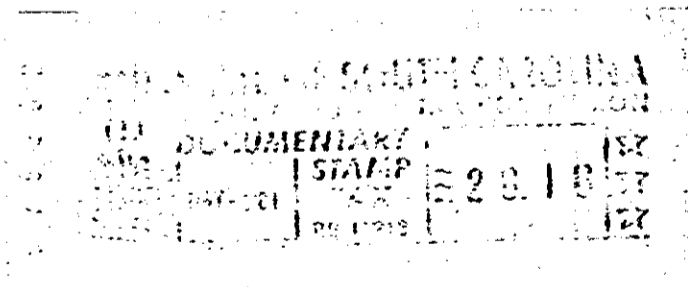
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Five Thousand Four Hundred (\$65,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2011

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 Greenville County, State of South Carolina, and being known and designated as Lot 153, Gray Fox Run, Section II, by a plat of Freeland and Associates dated July 27, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 58 and being more particularly described as follows:

Beginning at an iron pin on the Northern side of Crowdale Court said iron pin being located at the front corner of lots 153 and 152 and running thence N19-15 W 153.50 feet to an iron pin located on Cane Creek; thence with the meandering of Cane Creek N 74-55 E 32.51 feet; thence N 73-39 E 93.70 feet; thence continuing with said meanderings S71- 06E 72.37 feet to an iron pin located at the joint rear corner of Lots 153 and 154; thence along the branch between Lots 153 and 154 S 2-36 W 158.90 feet to an iron pin; thence along Crowdale Court N87-24W 113.62 feet to the beginning corner.

The above property being a portion of the property conveyed unto the Grantor by deed of Threatt-Enterprises, Inc. dated June 14, 1979 and recorded June 20, 1979 in Deed Book 1105 at Page 176.



which has the address of Crowdale Court, Taylors

South Carolina 29687 (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.

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