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BOOK 1558 PAGE 335

DONNA ANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 24th day of November, 1981, between the Mortgagor, Lester F. Dixon and Frances W. Dixon, (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").

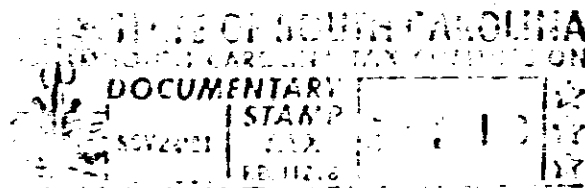
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand, Four Hundred and No/100 (\$30,400.00)---- Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2007.....;

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 in Greenville County, State of South Carolina, being known and designated as Lot No. 4 on Plat of Clyde Dill and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book CC at Page 168, and having according to a recent plat of Property of Lester F. Dixon and Frances W. Dixon prepared by Carolina Surveying Co., dated November 23, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron on the southerly side of Ikes Road at the joint front corner of Lots Nos. 4 and 5 and running thence along the joint line of said lots S. 0-38 E. 172.6 feet to an iron pin; thence S. 89-22 W. 75 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the joint line of said lots N. 0-38 W. 172.6 feet to an iron pin on the southerly side of Ikes Road; thence with the southerly side of Ikes Road N. 89-22 E. 75 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of P. Jean Conoley to be recorded herewith.



which has the address of 4 Ikes Road, Taylors,  
(Street) (City)  
South Carolina 29687  
(State and Zip Code) (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, 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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