

MAR 15 2 44 PM '82
DONALD W. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1565 PAGE 838

THIS MORTGAGE is made this ... 12th ... day of ... March ...
19. 82 .. between the Mortgagor, ... McClimon & Hill, Inc., Leonard A. Dobson, ...
Lawrence M. 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. \$ 15,000.00
which indebtedness is evidenced by Borrower's note dated March 12, 1982.... 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

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: City of Greer, with the buildings
thereon, situated on the east side of Trade Street and the South side
of Victoria Street, Chick Springs Township, and having the following
courses and distances, to wit:

Beginning at the intersection of Trade Street and Victoria Streets,
southeast corner, and running thence along the east side of Trade Street
131 feet to the corner of the building formerly occupied by Rudemar
Beauty Salon; thence along the line of said lot 100 feet and 4 inches
to alley at rear thereof; thence along the west side of alley, 131 feet
to the South side of Victoria Street; thence along the South side of
Victoria Street, 100 feet and 4 inches to the beginning corner. This
is the same conveyed to the within mortgagees by Esther Robinson Smith
and Gordon C. Smith by deed recorded June 1, 1977 in deed book 1057 page
721, R. M. C. Office for Greenville County and by deed of Cecil W.
McClimon by deed recorded Oct. 31, 1977 in deed book 1067 page 589,
Greenville County R. M. C. Office and being shown as lot No. G20-3-1
on Greenville County Block Books.

This is a second mortgage, subsequent to a first mortgage to Bank
of Greer.



which has the address of ... Trade Street Greer
[Street] [City]
South Carolina ... 29651 (herein "Property Address");
[Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements 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 seised 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 in-
debtedness 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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