

FILED
GREENVILLE S.C.

MAY 2 4 31 PM '83

DONNIE S. HENSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 2nd day of May, 1983, between the Mortgagor, Richard M. Dobbins and Carol H. Dobbins, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Five Thousand and no/100 (5,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 1983, (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, 1986;

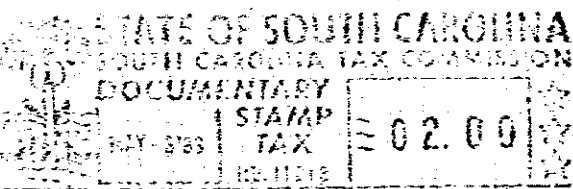
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Wedgewood Avenue, and being shown and designated as a portion of Lot 17 West Croftstone Acres Subdivision plat of which is recorded in the RMC Office for Greenville County in Plat Book E at Pages 35 and 36, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a stake on the northern side of Wedgewood Avenue, said stake being 80 feet west of the intersection of Summitt Drive and Wedgewood Avenue, and running thence N 9-30 W. 178.3 feet to an iron pin; thence S 78-30 W. 90 feet to an iron pin; thence S 12-45 E 177 feet to an iron pin on the northern side of Wedgewood Avenue; thence with said Avenue N. 79-40E 80 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 1128 at Page 480 on June 30, 1980 the Grantor of such deed being Mabel G. Lynn.



which has the address of 55 Wedgewood Dr., Greenville, (City)

South Carolina 29609 (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 seized 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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