

001-1028 10520

FILED
GREENVILLE S.C.
MORTGAGE

SEP 30 3 50 PM '83

THIS MORTGAGE is made this 30th day of September 1983, between the Mortgagor, J. Kelly Dixon and Nancie E. Dixon (herein "Borrower"), and the Mortgagee, HILTON HEAD MORTGAGE CORPORATION, a corporation organized and existing under the laws of South Carolina whose address is 205 The Professional Building - Hilton Head Island, South Carolina 29928 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-four Thousand and no/100 (\$74,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 October 1, 2013

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 known and designated as Lot No. 5, Sandpiper Way, Phase I, Swansgate, as shown on the plat of Swansgate prepared by W. R. Williams, Jr., surveyor, recorded in the office of the RMC for Greenville County, S. C. in Plat Book 9W at pages 13 and 14 and having the metes and bounds shown thereon.

This conveyance is made subject to easements, restrictions and other encumbrances of record, including the Protective Covenants, Restrictions and Easements for Swansgate Subdivision, Greenville County, South Carolina, recorded in Deed Book 1193 at page 306.

Being the same property conveyed to Mortgagor herein by deed of U.S. Retirement Corporation recorded August 19, 1983 in Deed Book 1194 at page 738, office of the RMC for Greenville County, S. C.

which has the address of Sandpiper Way Greenville South Carolina 29605 (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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NOT RECORDED