

First Federal Savings and Loan Association of South Carolina
301 College Street
Greenville, South Carolina 29601

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FILED
GREENVILLE CO. S.C.

DEC 19 9 53 AM '84

MORTGAGE

THIS MORTGAGE is made this 28 day of November,
1984, between the Mortgagor, GEORGE T. DOBBINS and JULIA 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").

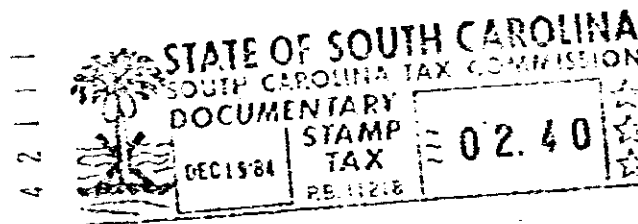
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Nine Hundred
Seventy-four and 80/100 Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-31-89

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 of lot of land with all improvements thereon or hereafter
constructed thereon or hereafter constructed thereon, situate, lying and being in
the State of South Carolina, County of Greenville, in Chick Springs Township, lo-
cated about one (1) mile west from Greer, South Carolina, on the northeast side of
Bent Creek Drive and being shown and designated as all of Lot 67 on plat of property
entitled "King Acres", made by John A. Simmons, Surveyor, dated August 10, 1963,
and recorded in Plat Book YY at Page 153, in the Greenville County RMC Office to
which plat reference is hereby made for a complete description as to metes and
bounds.

Being the same property conveyed to mortgagors by deed of Richard H. Parker, dated
December 15, 1977 and recorded in the RMC Office for Greenville County on December
16, 1977 in Deed Book 1070 at Page 282.

This mortgage is junior in lien to the mortgage of George T. Dobbins and Julia H.
Dobbins given in favor of First Federal Savings and Loan Association of South Carolina
dated December 15, 1977 and recorded in the RMC Office for Greenville County on
December 16, 1977 in Book 1418 at Page 884.



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which has the address of 316 Bent Creek Drive Greer
(Street) (City)
South Carolina 29651 (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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