

FILED
GREENVILLE CO. S. C.
DEC 22 2 47 PM '75
DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John R. Dobbins and Doris Jean Dobbins (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Edna G. Turbeville

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixty-four Thousand and no/100---

----- Feb. 1, 1976 ----- DOLLARS (\$ 64,000.00--),
with interest thereon from ~~the~~ at the rate of 7 3/4 per centum per annum, said principal and interest to be repaid:

In monthly installments of Five Hundred Thirty-seven and 11/100 (\$537.11) Dollars each beginning February 1, 1976, and continuing thereafter on the first day of each month with payments applied first to interest and then to principal, with the final payment due and payable on or before February 1, 1986.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

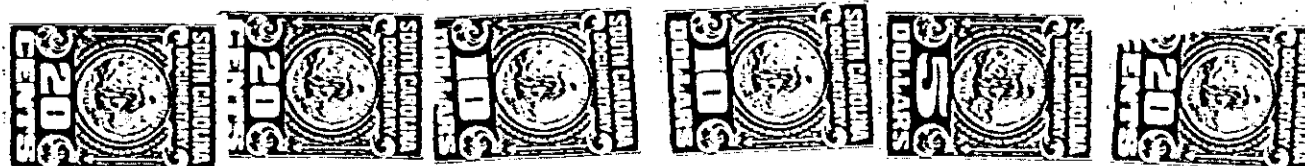
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lots 20 and 21 on plat of Property of E. A. Smythe recorded in Plat Book D at page 171 and having such courses and distances as will appear by reference to said plat.

Mortgagee agrees to release portions of the within described property from the lien of this mortgage provided the mortgagors deposit in a federally-insured savings account in the name of a trustee to be designated by the mortgagee the sum of \$3,000 for each 1,000 square feet released; and provided further that the property released shall be contiguous and shall begin at the southeast corner of the within described property extending at all times westerly four feet from said corner in parallel lines for each one foot that it extends northerly in parallel lines. All sums so deposited shall constitute substitute collateral for the property released and the interest rate due on the debt secured by this mortgage shall be reduced to the same interest rate earned on the mortgagor's savings account as to the amount so deposited in said savings account. The mortgagee shall have only a security interest in said savings account and shall not be entitled to receive any funds or interest from said savings account except according to the installment due dates of the debt secured by this mortgage. The Trustee to be named by the mortgagee is authorized and directed to use said funds for the payment of the debt secured hereby only in accordance with the terms of this instrument and the note which it secures. Fees due the Trustee shall be paid by the mortgagee.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.



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