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GREENVILLE CO. S. C.

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MORTGAGE

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DONNIE S. TANNERSLEY
THIS MORTGAGE is made this 30th day of January 1976 between the Mortgagor WILLIARD M. DORSEY and LINDA E. DORSEY (herein "Borrower"), and the Mortgagee NATIONAL BANK a corporation organized and existing under the laws of the United States of America whose address is P. O. Box 168, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven Thousand Seven Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated January 30th, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2006

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, together with all buildings and improvements thereon, situate, lying and being on the southern side of Terrain Drive, near Fork Shoals Road, in Greenville County, South Carolina, being shown and designated as Lot No. 26 on an unrecorded plat of Lots Nos. 25 and 26 of Section III, FAIRWAY ACRES, made by Jones Engineering Service, dated October 24, 1970, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Terrain Drive, said beginning point being located N. 55-55 E., 734.3 feet from the northeastern corner of the intersection of Terrain Drive with Fork Shoals Road and running thence S. 30-37 E., 350.8 feet to a point; thence N. 43-45 E., 135 feet to an iron pin at the joint rear corners of Lots Nos. 25 and 26; thence N. 28-00 W., 323.5 feet to an iron pin on the southern side of Terrain Drive at the joint front corners of Lots Nos. 25 and 26; thence along the southern side of Terrain Drive, S. 55-55 W., 145 feet to the point of Beginning, the above described property being a portion of Tract No. 1 as shown on a plat of the property of A. V. Tribble recorded in the RMC Office for Greenville County, S. C., in Plat Book XX at page 131.

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which has the address of 126 Terrain Drive Greenville South Carolina (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 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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