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# MORTGAGE

This Mortgage was made this 22nd day of AUGUST 1979 between the Mortgagor, DONNIE R. McDOWELL and NORA S. McDOWELL (herein "Borrower"), and the Mortgagee UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Greenville, S.C. 29644 (herein "Lender").

Whereas Borrower is indebted to Lender in the principal sum of SEVENTEEN THOUSAND AND NO/100 (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1994

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 situate, lying and being in the State of South Carolina, County of Greenville, located on the southwestern side of Dorian Drive, and being known and designated as LOT NO. 92 on plat of BRENTWOOD, SECTION NO. III, recorded in the RMC Office for Greenville County in Plat Book 5D, Page 42, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Dorian Drive, joint front corner of Lots 92 and 93 and running thence with the common line of said lots, S 54-05 W 149.04 feet to an iron pin; thence turning and running along a portion of Lots 103 and 104, N 36-17 W 105.0 feet to an iron pin; thence turning and running along the line of Lot 91, N 54-05 E 149.55 feet to an iron pin on the southwestern side of Dorian Drive; thence along said Dorian Drive, S 36-00 E 105.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of George O'Shields Builders, Inc., to be recorded of even date herewith.

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Dorian Drive  
which has the address of Lot 92, Brentwood, Section III Simpsonville  
[Street] [City]  
South Carolina (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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