

GRAND FILED
CO. S. C.
OCT 10 49 AM '79

BOOK 1483 PAGE 338

MORTGAGE

THIS MORTGAGE was made this 4th day of October, 1979, between the Mortgagor, James D. Dixon and Bobbie J. Dixon (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty eight thousand eight hundred and 00/100 (\$28,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 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 October 1, 2009;

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 those parcels or lots of land in Chick Springs Township, Greenville County, South Carolina, in the City of Greer, lying on the north side of Mountain View Avenue, being all of Lots Nos. 19, 20 and 21 on a plat of property for W. Dennis Smith and H. J. Waters, recorded in the RMC Office for Greenville County in Plat Book Y at page 69, and having the following courses and distances:

Beginning on an iron pin on the north side of Mountain View Avenue on the front line of Lot No. 7 on said plat, and runs thence N. 78-51 E. 122.5 feet to an iron pin; thence along end of alley due south 20 feet to an iron pin; thence with margin of alley N. 78-51 E. 96 feet to an iron pin, joint corner of Lots Nos. 18 and 19; thence S. 0-35 W. 147.2 feet to an iron pin on the north side of Mountain View Avenue; thence with margin of said street N. 81-20 W. 210 feet to an iron pin; thence continuing with margin of said street N. 4-27 W. 94.4 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Frances D. Watson and Arthur A. Watson dated October 4, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1113 at page 22.

The mortgagee's address is: 107 Church Street, Greer, S. C. 29651

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
FEB 11 1980

which has the address of 108 Mountain View Avenue, Greer, (Street) (City)
S. C. 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 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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