

Mortgagee's mailing address: 301 College Street, Greenville, S. C. 29601

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GREENVILLE, S. C.

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BOOK 1483 PAGE 855

DORRIS TANNERSLEY
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 10th day of October, 1979, between the Mortgagor, Robert M. DuBose, Jr. and Beverly E. DuBose, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 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 June 1, 2010.....;

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, being known and designated as Lot 146 of a subdivision known as Canebrake Phase I according to a plat thereof dated March 5, 1979 prepared by Arbor Engineering and recorded in the R. M. C. Office for Greenville County in Plat Book 7 C at Page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Batesville Road, joint front corner of Lots 146 and 147, and running thence with the joint line of said lots, N. 71-14 E. 207.30 feet to an iron pin, joint rear corner of Lots 146 and 147; thence with the rear line of Lot 146, S. 34-47 E. 83.23 feet to an iron pin; running thence S. 71-14 W. 229.86 feet to an iron pin on the Eastern side of Batesville Road, joint front corner of Lots 146 and 145; thence with the eastern side of Batesville Road, N. 19-04 W. 80 feet to the point of beginning; being the same conveyed to us by College Properties, Inc. by deed of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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which has the address of Lot 146 Batesville Road Greer, South Carolina (herein "Property Address");
(Street) (City)
(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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