

FILED  
GREENVILLE CO. S. C.

AUG 15 2 52 PM '80

DONNIE S. TANKERSLEY  
R.M.C.

1511 PAGE 267

# MORTGAGE

THIS MORTGAGE is made this 15th day of August,  
19 80, between the Mortgagor, Timothy M. Dorgan and Elizabeth M. Dorgan,  
(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 Sixty Nine Thousand Five Hundred  
Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated August 15, 1980, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1,  
...2011.....;

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 9, Phase IV,  
Section II, Pebblecreek on a plat recorded in the R.M.C. Office for Greenville County  
in Plat Book 7C, Page 47 and having, according to a plat prepared by Freeland and  
Associates entitled Property of Timothy M. Dorgan and Elizabeth M. Dorgan dated July  
29, 1980, recorded in the R.M.C. Office for Greenville County in Plat Book 8-C, page  
78, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pebble Creek Way at the joint front  
corner of Lots 8 and 9 and running thence along the common line of said lots N. 62-04  
E., 111.17 feet to an iron pin at the joint rear corner of said lots; thence along the  
rear of Lot 9 S. 28-15 E., 38.76 feet to an iron pin; thence continuing along the rear  
of Lot 9 S. 35-56 E., 62.85 feet to an iron pin at the joint rear corner of Lots 9 and  
10; thence along the common line of Lots 9 and 10 S. 67-10 W., 124.61 feet to an iron  
pin on the eastern side of Pebble Creek Way; thence along the eastern side of Pebble  
Creek Way N. 25-23 W., 90.0 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Pebblepart, Ltd., a  
South Carolina Partnership, recorded in the R.M.C. Office for Greenville County on  
July 31, 1980, in Deed Book 1130, Page 77.

which has the address of Lot 9, Phase IV, Pebble Creek Way Taylors,  
(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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