

OFFICE FILED  
S. C.

DEC 31 12 31 PM '80

TANNERSLEY

MORTGAGE

no 1528 792

THIS MORTGAGE is made this 31st day of December 1980, between the Mortgagor, James L. Dickson (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is E. Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 31, 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 January 1, 1996.

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 lot of land in Greenville County, State of South Carolina, in the city of Greenville, being shown as Lot 2 on plat of property of Jessie F. Welter recorded in plat book CC at page 17, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of West Hillcrest Drive at the joint front corner of Lots 1 and 2, and running thence with line of lot 1, S. 46-34 W. 103.6 feet to an iron pin; thence S. 62-02 E. 67.7 feet to an iron pin; thence N. 44-04 E. 71.9 feet to an iron pin on the southwestern side of West Hillcrest Drive; thence with the southwestern side of said street N. 34-00 W. 62 feet to the beginning corner.

Being the same property this day conveyed to the Mortgagor by deed of Toya Van Raden to be recorded simultaneously herewith.

which has the address of 123 Hillcrest Avenue Greenville  
S. C. (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.

0792