

RECORDED  
S. C.  
DEC 14 '81  
MERSLEY

# MORTGAGE

BOOK 1559 PAGE 973

THIS MORTGAGE is made this 18th day of December, 1981, between the Mortgagor, Charles H. Dawson, Jr. and Debra V. Dawson (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 2568 Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty seven thousand and 00/100 (\$57,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 18, 1981 (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, 2012.

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 piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 1 as shown on plat entitled "Forest Acres" prepared by Heaner Engineering Co., Inc. dated September 1, 1980 and recorded in the RMC Office of Greenville County in Plat Book 8P at Page 35, and having such metes and bounds as follows:

Beginning at an iron pin on Indian Trail at the joint front corner of Lots 1 and 2 and running thence with the common line of said Lot N. 20-58 W. 161.97 feet to an iron pin; thence N. 70-06 W. 40 feet to an iron pin at the joint rear pin of Lots 58 and 1 and thence with the common line of said Lots S. 10-22 W. 169.23 feet to an iron pin on Indian Trail; thence with the curvature of Indian Trail, the chord being N. 89-10-30 E. 125 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of The Fortis Corporation dated December 25, 1981 and recorded in the RMC Office of Greenville County in Deed Book 1157 at Page 637.

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which has the address of Lot 1, Indian Trail, Taylors, S. C. 29687 (herein "Property Address");  
[State and Zip Code] (Street) (City)

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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