

RECORDED
ATTORNEY GENERAL'S OFFICE
P.O. BOX 456
GREENVILLE, S.C. 29602

MORTGAGE

BOOK 1623 PAGE 745

FILED
GREENVILLE, S.C.

AUG 31 4 57 PM '83

THIS MORTGAGE is made this 31st day of August 1983, between the Mortgagor, Robert A. Dobson, III (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Drawer F-20, Florence, SC 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY-NINE THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$99,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013.

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 _____, State of South Carolina:

ALL that 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 No. 19 of a Planned Unit Development Subdivision known as 1200 Pelham, Phase I, Section I according to a plat thereof dated May 9, 1983 prepared by Arbor Engineering, Inc. and recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 77 and having such metes and bounds as appear thereon.

This property was conveyed to the Mortgagor herein by deed of College Properties, Inc., a South Carolina corporation, dated August 31, 1983, and recorded 8/31, 1983, in the RMC Office for Greenville County, SC in ~~Deed~~ Book 1195 at Page 526.

This conveyance was made subject to Declaration of Covenants, Conditions and Restrictions for 1200 Pelham being recorded in the RMC Office for Greenville County in Deed Book 1188 at Page 371 as well as any other restrictions, rights of way or easements as may appear of record on any recorded plat or on the premises.

STATE OF SOUTH CAROLINA
REVENUE DEPARTMENT
DOCUMENTARY
STAMP
TAX
E 39.72

which has the address of 1219 Shadow Way, Greenville, SC 29607 (herein "Property Address");

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.

0749

4328-112