

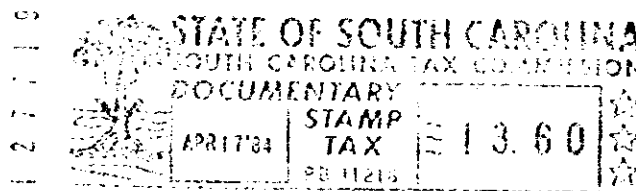
# MORTGAGE

THIS MORTGAGE is made this 16th day of April 19. 84., between the Mortgagor Timothy C. Dobbins and Ronda Ann Cox (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand and no/100 (\$34,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 16, 1984 (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, 2009

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 lying, being and situate in Greenville County, State of South Carolina, containing approximately one acre as shown on plat made by Charles F. Webb, Registered Land Surveyor, dated February, 1984 and which plat has been recorded in the R. M. C. Office for said County in Plat Book 10 H, page 90, and having the following courses and distances to-wit: Beginning at a point in the center of Brown Road and running N.24-41 E.220 feet to an iron pin; thence N.68-35 W.201 feet to an iron pin; thence S.24-41 W.220 feet to an iron pin; thence S.68-35 E.201 feet to the point of beginning. This being the same property which was conveyed to mortgagors herein by Ethel Waters Hudson by deed recorded in the said office on February 23, 1984 in Deed Book 1206, page 718. For a more particular description see the aforesaid plat.



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which has the address of Route 5 Simpsonville (City) S. C. 29681 (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 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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