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# MORTGAGE

01-333654-3

THIS MORTGAGE is made this 25th day of June, 1984, between the Mortgagor, Benjamin L. Dorrity, Jr., and Myra P. Dorrity, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

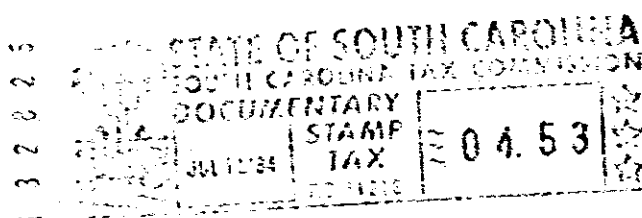
WHEREAS, Borrower is indebted to Lender in the principal sum of ---Fifteen Thousand Eighty Five Dollars and 04/100---(\$15,085.04)----- Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 30, 1994;

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.

One-half interest in all that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, on the North side of Easley Bridge Road, School District 8-F, and being known and designated as Lot No. y S/A 6 of the property office of R. J. Sentell, as shown on plat Thereof recorded in the R.M.C. Office for Greenville County in Plat Book I, at page 75, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way line on the North side of Easley Bridge Road at the corner of Lot No. 5, and running thence along the line of said lot No. 5 N. 30-30 W. 153 feet to an iron pin at the rear corner of said Lot No. 5; thence S. 77-30 W. 164.4 feet to an iron pin thence S. 12-00 E. 220 feet to an iron pin on the North side of Easley Bridge Road; thence along the line of said Easley Bridge Road, N. 58-45 E. 225 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed Myra Perry Dorrity and recorded in the RMC Office for Greenville County on April 26, 1978 in Deed Book 1077 at Page 803.



which has the address of Easley Bridge Road Greenville,  
(Street) (City)  
South Carolina 29611 (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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