

GREENVILLE
FILED
OCT 23 3 19 PM '83
DONNA
M. FREEMAN

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

807-1831 PAGE 616

MORTGAGE

THIS MORTGAGE is made this 27th day of Sept., 1983, between the Mortgagor, O. Price Dodson and Iris R. Dodson, (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").

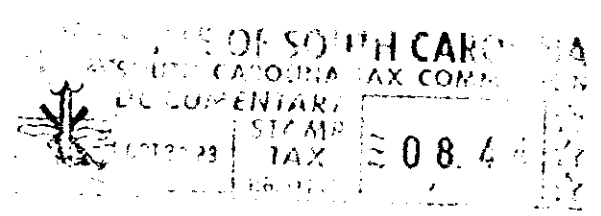
WHEREAS, Borrower is indebted to Lender in the principal sum of \$21,089.44 (Twenty One Thousand and Eighty Nine and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 30, 1993;

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northeasterly intersection of Edwards Mill Road and East Woodburn Drive, near the City of Greenville, being known and designated as Lot No. 50 on a plat entitled "Final Plat, Seven Oaks", as recorded in the RMC Office for Greenville County, South Carolina, Plat Book "4R" at Page 6, and having, according to said plats, metes and bounds as shown thereon.

This being the same property conveyed to the mortgagor by deed of Donna Jeanne Freeman, a/k/a Donna M. Freeman and recorded in the RMC Office for Greenville County on 12/13/82 in Deed Book 1178 at Page 843.

This is a second mortgage and is Junior in Lien to that mortgage executed by O. Price Dodson and Iris R. Dodson which mortgage is recorded in RMC Office for Greenville County on 05/29/75 in Book 1340 at Page 356.



which has the address of 1 East Woodburn Drive, Taylors (City), South Carolina 29687 (State and Zip Code) (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 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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