

First Federal Savings and Loan Association of South Carolina
301 College Street
Greenville, SC 29606

VOL 1694 PAGE 17

GREENVILLE CO. S.C.

DEC 17 12 33 PM '84

MORTGAGE

03-341039-7

THIS MORTGAGE is made this 6 th day of December, 19 84, between the Mortgagor, NIGEL W. DODSON and DOROTHY M. 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 Ten thousand eight hundred six and thirty four cents (10,806.34) Dollars, which indebtedness is evidenced by Borrower's note dated 12-6-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-31-87

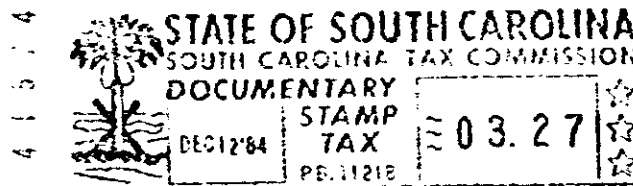
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in the State of South Carolina, County of Greenville, on the south-westerly side of Lanewood Drive, being known and designated as Lot 54 on plat of Pine-forest, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, Page 106, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwesterly side of Lanewood Drive, said pin being the joint front corner of Lots 54 and 55 and running thence with the common line of said lots S. 26-30 W. 138 feet to an iron pin, the joint rear corner of Lots 54 and 55; thence N. 63-30 E. 100 feet to an iron pin, joint rear corner of Lots 53 and 54; thence with the common line of said Lots, N. 26-30 E. 138 feet to an iron pin on the southwesterly side of Lanewood Drive; thence with the southwesterly side of Lanewood Drive, S. 63-30 W. 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to mortgagor by deed of Michael P. Quinn and Claudia R. Quinn, dated October 31, 1977 and recorded in the RMC Office for Greenville County on October 31, 1977 in Deed Book 1067 at Page 618.

This mortgage is junior in lien to the mortgage of Nigel W. Dodson given in favor of First Federal Savings and Loan Association of South Carolina, dated October 31, 1977 and recorded in the RMC Office for Greenville County on October 31, 1977 in Book 1414 at Page 428.



which has the address of 408 Lanewood Drive Greenville,
(Street) (City)
South Carolina 29607 (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.