

Mortgagee's Address:

PO Box 1268
Gvl SC 29602

S. C.

3 10 PM '80

W. M. C. WILKINSON
RMC

MORTGAGE

BOOK 1503 PAGE 898

THIS MORTGAGE is made this 23rd day of May, 1980, between the Mortgagor, C. DANIEL DOBSON, JR. and KAREN C. DOBSON (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-EIGHT THOUSAND AND NO/100 (\$58,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2010.

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 situate, lying and being on the northerly side of Forest Lane being shown and designated as Lot No. 27 on plat of Meyers Park, Section 2, prepared by C. O. Riddle, Surveyor, dated September 1976, recorded in the RMC Office for Greenville County in Plat Book 5-P at page 54 and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County in Plat Book 5-P at page 57 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Forest Lane at the joint front corner of Lots Nos. 27 and 28 and running thence with the line of Lot No. 28 N 21-12 E 181.58 feet to an iron pin at the joint rear corner of the premises herein described and property now or formerly of Knollwood Subdivision; thence with the line of property now or formerly of Knollwood Subdivision S 70-31 E 110.96 feet to an iron pin at the joint rear corner of Lots Nos. 26 and 27; thence with the line of Lot No. 26 S 17-04 W 180.91 feet to an iron pin on the northerly side of Forest Lane, the joint front corner of Lots Nos. 26 and 27; thence with the northerly side of Forest Lane N 70-52 W 124 feet to the point of beginning."

This is a portion of the property conveyed to the mortgagors by deed of HBA PROPERTIES, INC., recorded on December 28, 197

STATE OF SOUTH CAROLINA
DOCUMENT NO. 222-1-6-89
MAY 23 1980

LOVELL W. BORTON, ARNOLD B. THOMSON
FILE # 27374 AND DRM JPT
N. CASE # C. Daniel Dobson, et al
EXP. DATE 222-1-6-89

which has the address of (Lot 27) 70 Forest Lane Greenville,
[State and Zip Code] SC 29605 MEYERS PARK [City]

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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