

GRF: FILED
S. C.
10 26 AM '80
SOUTH CAROLINA
R.M.C. GREENVILLE

MORTGAGE

1525 PAGE 389

THIS MORTGAGE is made this 26th day of November, 1980, between the Mortgagor, George T. Dobbins and Julia H. Dobbins, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Seven thousand Five hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 26, 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 12/1/87.....;

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, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, located about one (1) mile west from Greer, South Carolina, on the northeast side of Bent Creek Drive and being shown and designated as all of Lot No. 67 on plat of property entitled "King Acres", made by John A. Simmons, Surveyor, dated August 10, 1963, and recorded in Plat Book YY at Page 153, in the Greenville County R.M.C. Office to which plat reference is hereby made for a complete description as to metes and bounds.

This being the same property conveyed to the mortgagor by Deed of Richard H. Parker and recorded in the R.M.C. Office of Greenville County on 12-16-77 in Deed Book 1070 Page 282.

This is a Second mortgage and is junior in lien to that mortgage executed by George T. Dobbins and Julia H. Dobbins, to First Federal Savings & Loan Association of Greenville, South Carolina which is recorded in the R.M.C. Office for Greenville County, Greenville, South Carolina in Book #1418 Page #884 dated 12-15-77.

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R.M.C. GREENVILLE

which has the address of 316 Bent Creek Drive Greer,
(Street) (City)
South Carolina 29651 (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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