## MORTGAGE

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THIS MORTGAGE is made this 12th day of March	
19.82 hetween the Mortgagor McClimon & Hill	, inc., leonard.A. Dobson,
Lawrence M. Dobson (berein "Rorrower") and the Mo	NT49966
GREER FEDERAL SAVINGS AND LOAN ASSOCIATION existing under the laws of South Carolina	
whose address is 107 Church Street - Greet, South Carolina 2965 )	
WHOSE address is	(herein "Lender").

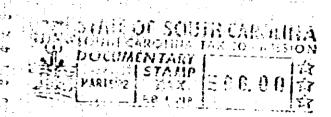
WHEREAS. Borrower is indebted to Lender in the principal sum of U.S. \$ 15,000.00.

which indebtedness is evidenced by Borrower's note dated March. 12., 1982... and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on .................................;

To Secure to Lender 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, 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: City of Green, with the buildings thereon, situated on the east side of Trade Street and the South side of Victoria Street, Chick Springs Township, and having the following courses and distances, to wit:

Beginning at the intersection of Trade Street and Victoria Streets, southeast corner, and running thence along the east side of Trade Street 131 feet to the corner of the building formerly occupied by Rudemar Beauty Salon; thence along the line of said lot 100 feet and 4 inches to alley at rear thereof; thence along the west side of alley, 131 feet to the South side of Victoria Street; thence along the South side of Victoria Street, 100 feet and 4 inches to the beginning corner. This is the same conveyed to the within mortgages by Esther Robinson Smith and Gordan C. Smith by deed recorded June 1, 1977 in deed book 1057 page 721, R. M. C. Office for Greenville County and by deed of Cecil W. McClimon by deed recorded Oct. 31, 1977 in deed book 1067 page 589, Greenville County R. M. C. Office and being shown as lot No. G20-3-1 on Greenville County Block Books.

This is a second mortgage, subsequent to a first mortgage to Bank of Greer.



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, appurte nances and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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