

# Security Federal

GREENVILLE S.C.  
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AUG 1 4 18 PM '83  
R.M.C. HARRISLEY

90-1313-888

THIS MORTGAGE is made this 29th day of July 1983, between the Mortgagor, H. Randall Dozier and Susan R. Dozier (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-three Thousand nine hundred (\$53,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 August 1, 2013.

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 in Greenville County, South Carolina, being shown and designated as part of Lot 1 and Lot 2, Section B, on a Plat of Croftstone Acres, recorded in the RMC Office for Greenville County in Plat Book S, Pages 78 and 79, and being more recently shown on a plat entitled "Property of Reid D. and Barbara M. Lehman", recorded in Plat Book 6-X, Page 19, and having, according to the more recent survey, the following metes and bounds:

BEGINNING at an iron pin on the northeast corner of the intersection of Wedgewood Avenue and Camp Road and running thence along the curve of the intersection, N 32-40 W 34.2 feet to an iron pin on the eastern side of Wedgewood Avenue; thence turning and running along the eastern side of Wedgewood Avenue, N 17-19 E 153.1 feet to an iron pin; thence continuing along the eastern side of said Avenue, N 21-54 E, 30.2 feet to an iron pin; thence continuing along the eastern side of said Avenue, N 25-15 E 79.5 feet to an iron pin on the eastern side of said Avenue at the joint corner of the within property and property of J. R. Carson; thence with the line of property of J. R. Carson and Marvin H. Lollis, Jr, S 16-06 E 242.1 feet to an iron pin located on the northeastern side of Rutherford Road, joint corner of the within property and property of Marvin H. Lollis, Jr.; thence with the northern side of Rutherford Road, S 72-58 W 145.6 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagors herein by deed of Timothy W. Toates as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1193 Page 523, on August 1, 1983.

which has the address of 12 Wedgewood Drive, Greenville, SC 29609 (Street) (City) (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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