

Security Federal

GREENVILLE
MORTGAGE
AUG 17 2 19 1983

1020 1987

THIS MORTGAGE is made this 12th day of August 1983 between the Mortgagor, James W. Dickert and Carolyn H. Dickert (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 Twenty-five Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 October 1, 1988

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 tract of land situate, lying and being on the eastern side of Hammett Road, County of Greenville, State of South Carolina, being shown and designated on plat entitled "Plat for Vernon B. Brannon, III" prepared by Webb Surveying & Mapping Company, dated July, 1978 and recorded in the RMC Office for Greenville County, SC in Plat Book 6-S at Page 22, and having, according to said plat, the following metes and bounds:

BEGINNING at a point in the center of Hammett Road, which point is 1,746 feet more or less, to Brushy Creek Road, and running thence along the center line of Hammett Road, S 47-52 E 27.2 feet to a point; thence leaving Hammett Road and running in a northeasterly direction, N 63-15 E 924.91 feet to an iron pin; thence N 26-36 W 356.08 feet to an iron pin on the southern side of Enoree River; thence along the meanders of said river the following traverses and distances: N 88-49 W 173.29 feet to an iron pin on the southern bank of Enoree River; thence S 61-00 W 301.38 feet to an iron pin; thence S 26-40 E 399.60 feet to an iron pin; thence S 63-14 W 481.17 feet to a point in the center of Hammett Road, the point and place of beginning.

This being the same property conveyed to the Mortgagor by deed of William E. Tabor, III and Janice M. Tabor as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1194 at Page 344 on August 1983.

which has the address of... Lot. & 2, Hammett Road, Greenville, South Carolina.....
(Street) (City)
.....(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.

AND 6 004
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