

FILED
AUG 12 1983
Beane S. Tankersley

MORTGAGE

1520 958

THIS MORTGAGE is made this 15th day of July 1983, between the Mortgagor, James H. Dobbins, Jr. and Evelyn D. Dobbins (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 9,787.82 which indebtedness is evidenced by Borrower's note dated July 15, 1983 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 August 1, 1988

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:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 30 of Elizabeth Heights as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "F", at page 298, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Edwards Street at the joint corner of Lots Nos. 15 and 30 and running thence S. 76-15 E. 137.1 feet to an iron pin; thence N. 13-45 E. 54 feet to an iron pin; thence N. 76-15 W. 141.7 feet to an iron pin; thence S. 8-53 W. 54.3 feet to the beginning corner.

James H. Dobbins, Jr. and Evelyn D. Dobbins, Grantee and Martha R. Alford, Grantor
By Deed Dated 12-31-73- Volume 994, Page No. 22
Recording Date 2/19/74- Revenue Stamps \$15.00

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which has the address of 9 Edwards St., Sans Souci, Greenville, South Carolina
South Carolina 29609 (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 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 for the leasehold estate if this Mortgage is on a leasehold, are hereinafter 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, 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 in 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 therein "Funds" equal to one twelfth of the yearly taxes and assessments including condominium and

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