

FILED
GREENVILLE CO. S.C.

MORTGAGE

BOOK 1139 PAGE 118

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~~JIM MORTGAGER~~ made this 20th day of November 1979, between the Mortgagor, Milford Dixon and Grace Dixon (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

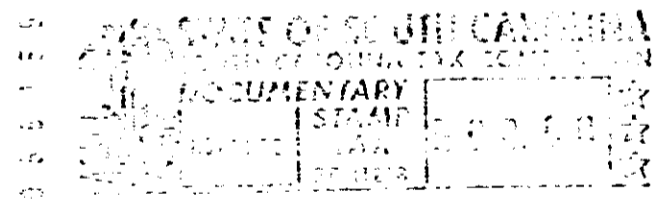
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1995

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 in the County of Greenville, State of South Carolina on Fairview Road being known and designated as Lot No. 11 on a plat of MAYWOOD ESTATES, Section 1, which copy of said plat has been recorded in Plat Book 4-G, Page 103 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Fairview Road, said iron pin being the joint front corner of Lots Nos. 10 and 11 and running thence with Fairview Road S. 33-29 E. 165 feet to an iron pin, the joint front corner of Lot No. 12; thence N. 59-44 E. 282.05 feet to an iron pin; thence N. 31-29 W. 115.4 feet to an iron pin; thence N. 36-01 W. 84.6 feet to an iron pin; thence S. 52-40 W. 282.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Randall Keith King and Vickie J. King, July 10, 1979, recorded in the RMC Office for Greenville County in Deed Volume 1106 at page 492.



which has the address of RT. 1, Fountain Inn, South Carolina 29644 (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 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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