

FILED
1979 FEB 13 8 53 AM
COUNTY CLERK

MORTGAGE

121 Paddock Court, Greenville, S.C.

THIS MORTGAGE is made this 15th day of FEBRUARY 1979 between the Mortgagor, PAUL J. DODGE, JR., AND KATHERINE K. DODGE (herein "Borrower"), and the Mortgagee, NCNB MORTGAGE CORPORATION a corporation organized and existing under the laws of NORTH CAROLINA whose address is P.O. BOX 10338 CHARLOTTE, NORTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-FOUR THOUSAND FIVE HUNDRED FIFTY AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated FEBRUARY 15, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 2009

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 with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 121 DEVENGER PLACE, SECTION 4, as shown on plat thereof prepared by Dalton & Neves, Engineers, dated July, 1977, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book 6H at Page 5, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Paddock Court, joint front corner of Lots 120 and 121; running thence with joint line of said lots, S. 75-05 W. 210.0 feet to an iron pin, joint rear of said lots; thence with rear of Lot 121, N. 23-25 E., 178.2 feet to an iron pin, joint rear of Lots 121 and 122; thence with joint line of said lots, S. 67-35 E., 158.0 feet to an iron pin, joint front corner of Lots 121 and 122; thence with the western side of Paddock Court, S. 15-51 W. 51.1 feet to an iron pin, the point and place of beginning.

Derivation: Deed Book 1092, Page 57, -William E. Smith, Ltd. 2/15/79

This is the same property shown on a later Plat of Lots 120 and 121, Section No. 4, Devenger Place, by Dalton and Neves, Engineers, recorded in Plat Book 6-Z at Page 78, R.M.C. Office, Greenville County, South Carolina.

which has the address of 121 Paddock Court, Devenger Place Greer (Street) (City)
S. C. 29651 (State and Zip Code) (therein "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 for the leasehold estate if this Mortgage is on a leasehold estate 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.

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