

FILED
GREENVILLE S.C.

JUL 27 9 37 AM '83

DONNIE S. JAMESLEY
R.M.C.

301 1517 10875

MORTGAGE

THIS MORTGAGE is made this 22nd day of July, 1983, between the Mortgagor, Carlas F. Dixon and Mary Jane C. Dixon, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand (\$52,000.00) and 00/100-----Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 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 1st, 2003.....;

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 those two certain pieces, parcels or lots of land, lying and being in the City of Greenville, County and State aforesaid, on the East side of Overbrook Road and being shown as Lot 155 and 154 of plat no. 3, Property of Overbrook Land Company, et al, prepared by R. E. Dalton, R.L.S., January, 1924, recorded in the RMC Office for Greenville County S. C. in Plat Book "F", at page 218, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at a point 110 feet northeast along Overbrook Road from north right-of-way line of a street railway company, at the Southwest corner of Lot 154, thence along the east side of Overbrook Road N. 28-35 E. 135 feet to an iron pin; thence with line of property now or formerly of Boggs, S. 65-10 E. 173.4 feet to an iron pin on the east of Jedwood Drive; thence with the line of said drive S. 28-45 W. 110 feet to an iron pin; thence N. 66-48 W. 173.5 feet to point of beginning.

Derivation: This being the same property conveyed to the Mortgagors by deed dated April 30, 1973 from HESSIE M. GRAHAM, et al. and recorded in the RMC Office for Greenville County, S. C. on April 30th, 1973 in Deek Book 973, at page 506.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF SOUTH CAROLINA
GREENVILLE
JUL 28 1983
STAMP 20 60

which has the address of 212 Overbrook Road, Greenville, South Carolina 29607
(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 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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