

Vol. 1003 No. 327

ALL REFERENCES TO SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION MEAN SOUTH CAROLINA FEDERAL SAVINGS BANK.

FILED GREENVILLE, S.C. **ADJUSTABLE MORTGAGE**

THIS MORTGAGE is made this 17th day of May 1984 between the Mortgagors, Edward H. Dawson, Jr. and Cynthia G. Dawson, (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").

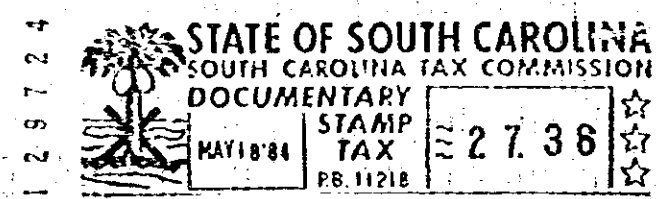
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-eight Thousand Four Hundred and no/100 (\$68,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

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 certain pieces, parcels or lots of land, together with all improvements thereon, situate, lying and being on the Southeastern side of West Tallulah Drive, in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 20 and 21 as shown on plat of Property of H.L.S. Investment Co., dated May, 1937, prepared by Dalton & Neves, and recorded in the RMC Office for Greenville County, S.C. in Plat Book D, at Page 225, and having, collectively, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of West Tallulah Drive, at the joint front corner of Lots Nos. 19 and 20, and running thence with the joint line of said lots, S. 34-10 E. 198.6 feet to an iron pin at the rear corner of Lot No. 20; thence with the rear line of Lots Nos. 20 and 21, S. 55-30 W. 158.6 feet to an iron pin located on the edge of a 20' road; thence with the line of said 20' road, the following courses and distances; N. 10-41 E. 64.4 feet to an iron pin; thence N. 36-40 W. 154 feet to an iron pin on the Southeastern side of West Tallulah Drive; thence with the Southeastern side of West Tallulah Drive, N. 55-50 E. 120 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Barbara G. Hughes, same as Bobbie Ann Goddard Hughes, dated May 17, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1212 at Page 844.



which has the address of 111 West Tallulah Drive, Greenville, S.C., 29605 (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 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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