## **MORTGAGE**

DOBSON & DOBSON ATTORNEYS AT LAW, P.A. P.O. BOX 426 GREENVILLE, S.C. 29602

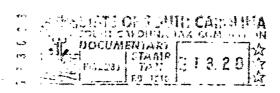
800K 1504 PAGE 32

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the western side of Jones Avenue just outside the corporate limits of the City of Greenville, being known and designated as Lot 44 on Plat of Crescent Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book E, Page 137 and having, according to survey made by C.M. Furman, Jr., Engineer, October 2, 1930, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Jones Avenue, which point is 929.3 feet north of the northwestern corner of the intersection of Jones Avenue and Augusta Street and running thence N. 89-10 W., 212.2 feet to an iron pin; thence N. 2-08 W., 70.1 feet to an iron pin; thence S. 89-10 E., 215.9 feet to an iron pin on the western side of Jones Avenue; thence along the western side of said Avenue S. 0-50 W., 70 feet to the point of beginning.

This conveyance is subject to all easements, restrictions and rights of way, if any, appearing of record affecting this property.

This is the same property conveyed to the mortgagors by deed of John A. McDow, Jr. and Rebecca R. McDow dated May 28, 1980, and recorded same date in the R.M.C. Office for Greenville County, in Deed Book i/26 at Page 5/7.



South Carolina ...... (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.

--- 1 NY28 80 140

4.0001

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT