

FILED
OCT 14 4 42 PM '80
JOHN
TANKERSLEY
R.M.C.

1980-10-27

MORTGAGE

THIS MORTGAGE is made this 13th day of October, 19 80, between the Mortgagor, Steven L. Haas and Helen J. Haas

, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-five Thousand and no/100 dollars, which indebtedness is evidenced by Borrower's note dated October 13, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on November 1, 2010

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 as to the following described property located in the County of GREENVILLE State of South Carolina.

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the eastern side of Woody Creek Road in Greenville County, South Carolina being known and designated as Lot No. 404 as shown on a plat entitled SUGAR CREEK, MAP 3, SECTION 2, made by C. O. Riddle dated February 5, 1980 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-X at Page 2 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Woody Creek Road at the joint front corner of Lots Nos. 404 and 405 and running thence along the common line of said lots, S. 88-18 E. 139.21 feet to an iron pin; thence S. 0-02 W. 100.04 feet to an iron pin at the joint rear corner of lots Nos. 403 and 404; thence along the common line of said lots, N. 88-18 W. 142.11 feet to an iron pin on the eastern side of Woody Creek Road; thence along the eastern side of Woody Creek Road, N. 1-42 E. 100 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Cothran & Darby Builders, Inc. to be recorded herewith.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
STAMP
23.00
OCT 13 1980

which has the address of 206 Woody Creek Road Greer,
(Street) (City)
S. C. 29651 (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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