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MORTGAGE

THIS MORTGAGE is made this 27th day of April, 1981, between the Mortgagor, Walter C. Terrell, Jr. and Glenda C. Terrell

, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY ONE THOUSAND THREE HUNDRED AND NO/100 (\$51,300.00) dollars, which indebtedness is evidenced by Borrower's note dated April 27, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on May 1, 2011

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 in Chick Springs Township, County of Greenville, State of South Carolina on the southeastern side of Galphin Drive, being shown and designated as Lots Nos. 9, 10 and 11 on plat by Carolina Surveying dated February 4, 1981 entitled "Property of Walter C. Terrell, Jr. and Glenda L. Terrell" recorded in Plat Book 8-0 at Page 31, R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Galphin Drive, joint corner with Lot #12 and running thence with the joint line of Lot #12 S. 26-36 E. 182.5 feet to an iron pin; thence S. 70-09 W. 96.5 feet to an iron pin; thence S. 41-23 W. 91.3 feet to an iron pin; thence S. 43-54 W. 72.3 feet on or near Hillrose Circle; thence with the joint line of Lot #8 N. 40-54 W. 146.5 feet to an iron pin; thence with the joint line of Lot #7 N. 44-36 W. 146.5 feet to an iron pin on the southern side of Galphin Drive; thence with the edge of Galphin Drive N. 62-24 E. 117 feet, N. 75-27 E. 120 feet and N. 80-05 E. 100 feet to an iron pin being the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of Grant V. Mead dated April 27, 1981 and recorded April 28, 1981.

which has the address of 110 Galphin Drive, Greenville South Carolina 29609 (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 "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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