

GREENVILLE  
JUN 1 1 52 PM '83  
DONNA  
R.M.C. OFFICE

**MORTGAGE**

THIS MORTGAGE is made this 1st day of June, 1983, between the Mortgagor, Larry W. Ross and Margaret C. Ross

, (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 Fourteen Thousand Two Hundred Fifty-one and 31/100 dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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~~ in accordance with terms as therein contained.

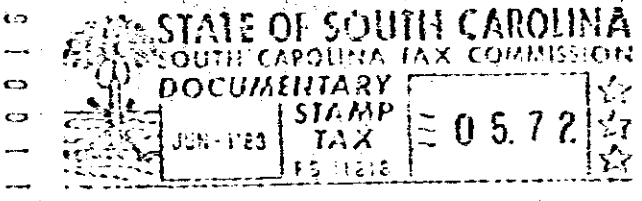
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the southeastern side of Ashley Court in Greenville County, South Carolina, being known and designated as Lot No. 15 on a plat entitled ASHLEY ACRES made by Robert R. Spearman, R.L.S. dated May 19, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-H at Page 25 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Ashley Court at the joint front corner of lots nos. 14 and 15 and running thence along the common line of said lots, S. 31-14 E. 305 feet to an iron pin in the line of the I. H. Philpot Subdivision; thence along the Philpot Subdivision line S. 58-47 W. 219.8 feet to an iron pin on the northern side of Old White Horse Road; thence along the northern side of Old White Horse Road N. 69-35 W. 223.9 feet to an iron pin; thence with the curve of the intersection of Old White Horse Road and Ashley Court, the chord of which is N. 25-01 W. 35.36 feet to an iron pin on the southeasterly side of Ashley Court; thence along the southeastern side of Ashley Court the following courses and distances: N. 19-59 E. 85 feet to an iron pin, N. 33-30 E. 92.4 feet to an iron pin and N. 58-22 E. 205.4 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Calvin N. Cox recorded September 29, 1978 in Deed Book 1088 at Page 875.

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which has the address of Route 4, Box 191, Ashley Court, Travelers Rest, (City)  
S. C. 29690 (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 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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