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GREENVILLE
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BOOK 1809 PAGE 859

MORTGAGE

THIS MORTGAGE is made this 30th day of May, 1983, between the Mortgagor, Sidney A. Perry, Jr. and Colene F. Perry, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

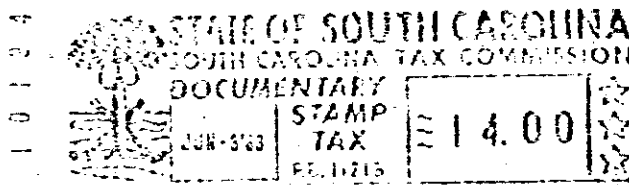
WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-five thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013;

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 certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Covington Road, being shown and designated at Lot 136, Section 3, on plat of Northwood Hills, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book YY, Page 37, and having the following metes and bounds according to plat entitled "Property of Sidney A. Perry, Jr. and Colene F. Perry" dated July 31, 1979 by James R. Freeland, R.L.S.:

BEGINNING at an iron pin on the southern right-of-way of Covington Road at the joint front corner of Lots 135 and 136 and running thence with said road right-of-way N. 79-59 E. 142 feet to an iron pin; thence continuing with said road right-of-way, S. 88-24 E. 30 feet to an iron pin; thence leaving said road right-of-way and running S. 0-32 W. 200.8 feet to an iron pin; thence running S. 82-45 W. 25 feet to an iron pin at the corner of Lot 128; thence with the joint line of Lots 128 and 136, S. 87-50 W. 121.4 feet to an iron pin at the joint rear corner of Lots 136 and 134; thence with the joint line of said lots, N. 6-47 W. 185.96 feet to the Point of Beginning.

The above-described property is the same property conveyed to Sidney O. Perry and Colene F. Perry by deed of Dale W. Dodrill and Carolyn B. Dodrill recorded August 1, 1979 in Deed Book 1108 at Page 391.



which has the address of 318 Covington Road, Greenville, South Carolina 29611
(Street) (City)
(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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