

FILED
GREENVILLE
JUN 3 10 11 1983

500-1610-701

MORTGAGE

THIS MORTGAGE is made this 2nd day of June, 1983, between the Mortgagor, Jimmy Thompson

_____, (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 Thirty-Two Thousand Two Hundred Fifty-Three and No/100----- dollars, which indebtedness is evidenced by Borrower's note dated June 2, 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, 1998

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 lot of land in the County of Greenville, State of South Carolina being known and designated as Lot 2 on plat of the Property of Howard L. and Kathleen D. Irvin, recorded in Plat Book W at Page 38 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Yown Road 150.5 feet from the intersection of Old Easley Bridge Road and Yown Road at the joint front corner of Lots 1 and 2 and running thence with the line of Lot 1, N. 54-23 E. 169 feet to an iron pin; thence N. 35-37 W. 100 feet to an iron pin joint rear corner of Lots 2 and 3; thence with line of Lot 3, S. 54-23 W. 161.4 feet to an iron pin on Yown Road; thence with said road, S. 31-25 E. 100.3 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Charlton Robert Holcomb and Frances P. Holcomb as recorded in Deed Book 1026 at Page 259, in the RMC Office for Greenville County, S.C., on May 23, 1980.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
TAX
12.92

which has the address of 2 Yown Road Greenville
S.C. 29611 (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 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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