

GREENVILLE

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DONOR: SLEY

MORTGAGE

THIS MORTGAGE is made this 27th day of June, 1983, between the Mortgagor, RANDY C. AUSTIN AND LINDA E. AUSTIN (FORMERLY LINDA E. HUGHES)

, (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 Seven Thousand Eight Hundred Seven and 16/100-----(\$7,807.16)----- dollars, which indebtedness is evidenced by Borrower's note dated June 27, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, at the intersection of Woodridge Circle and Swinton Drive, being shown and designated as Lot No. 67, on a Plat of Windsor Park made by R. K. Campbell, Surveyor, dated March 29, 1960, recorded in the R.M.C. Office for Greenville County in Plat Book RR, Page 25 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Woodridge Circle at the joint corner of Lots 67 and 97 and running thence along the common line of said lots S. 71-0 E., 118.6 feet to an iron pin at the joint corner of Lots 67, 97 and 68; thence along the common line of Lots 67 and 68 S. 8-35 W., 130.6 feet to an iron pin on the northern side of Swinton Drive; thence along the northern side of Swinton Drive N. 81-25 W., 100 feet to an iron pin on the northern side of Swinton Drive; thence along the northern side of Swinton Drive N. 81-25 W., 100 feet to an iron pin on the northern side of Swinton Drive; thence along the curve of the intersection of Swinton Drive and Woodridge Circle, the chord of which is N. 31-09 W., 57.3 feet to an iron pin on the eastern side of Woodridge Circle; thence along the eastern side of Woodridge Circle N. 19-0 E., 110 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Buford T. Stroud and Judy E. Stroud recorded in the R.M.C. Office for Greenville County on October 10, 1980, in Deed Book 1135, Page 251.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan Association) recorded in the R.M.C. Office for Greenville County on October 10, 1980, in R. E. Mortgage Book 1520, Page 76.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
PB. 112.9
03.16

which has the address of Route 6, Woodridge Circle, Greenville, S.C.

29607 (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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