

303-1516-843

FILED
GREENVILLE CO. S. C.

JUL 20 2 35 PM '83

MORTGAGE

THIS MORTGAGE was made this 13th day of July, 1983, between the Mortgagor, Gary L. Price and Linda L. Price

, (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 Fifteen Thousand Six and 04/100 (\$15,006.04) dollars, which indebtedness is evidenced by Borrower's note dated July, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as Lot No. 15 on a subdivision known as Lost Valley as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book 5P at page 36, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the cul-de-sac on Westview Avenue, joint front corner of Lots No. 15 and 16 and running thence along said lots S. 84-04 W. 82.1 feet to an iron pin; running thence along the rear lot line of Lot No. 15 N. 2-35 E. 93.8 feet to an iron pin, joint rear corner of Lots 15 and 14; running thence along the common line of said lots S. 88-13 E. 100 feet to an iron pin on the cul-de-sac; thence running along the cul-de-sac of Westview Avenue S. 2-35 W. 9.1 feet to an iron pin; thence S. 27-15 W. 10.4 feet to an iron pin; thence with the curve of the cul-de-sac, the chord of which is S. 29-35 W. 45.4 feet to an iron pin; thence with the curve of the cul-de-sac the chord of which is S. 11-47 E. 24.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to Gary L. Price and Jane T. Price by Deed dated September 26, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1065 at page 661 on September 26, 1977. Subsequently Jane T. Price conveyed her one-half (1/2) interest to Gary L. Price by Deed dated June 15, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1150 at page 375 on June 22, 1981; subsequently, Gary L. Price conveyed a one-half (1/2) interest to Linda L. Price by Deed of even date to be recorded herewith in the R.M.C. Office for Greenville County, S.C.

which has the address of 80 Westview Avenue, Greenville (City)
S.C. 29609 (State and Zip Code) (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.