



SECOND

BOOK 1624 PAGE 28

Documentary Stamps are figured on the amount financed: \$5548.25.

MORTGAGE

THIS MORTGAGE is made this 28th day of JULY 1983, between the Mortgagor, Donald J. Perry and Patricia A. Perry (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand one hundred twenty four and xx/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 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 Aug. 1988.

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 northern side of Bennington Road in Greenville County, South Carolina, being known and designated as Lot No. 64 as shown on a plat entitled CANEBRAKE, I prepared by Enwright Associates, dated August 18, 1975, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-P at Page 46 and having according to a more recent survey thereof prepared by Freeland and Associates, dated June 28, 1979 entitled PROPERTY OF JOHN R. SISCO AND KENDRA J. SISCO, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Bennington Road at the joint front corner of lots nos. 64 and 65 and running thence along the common line of said lots No. 20-12 W. 133.88 feet to an iron pin; thence N. 67-50 E. 100.0 feet to an iron pin at the joint rear corner of lots nos. 63 and 64; thence along the common line of said lots, S. 14-09 E. 141.65 feet to an iron pin on the northern side of Bennington Road; thence along the northern side of Bennington Road, S. 72-11 W. 85.1 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of American Mortgage Insurance Co. on deed dated 8-10-82, recorded 8-17-82 in Deed volume 1172 at page 299.

which has the address of 104 Bennington Road, Greer, S.C. 29651 (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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