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GREENVILLE CO. S. C.

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1404-947

DOONIE S. TANKERSLEY
R.H.C. **MORTGAGE**

THIS MORTGAGE is made this 22nd day of July 1977, between the Mortgagor, Marion H. King and Betty Carol Babb King (herein "Borrower"), and the Mortgagee, The Perpetual Building and Loan Association of Anderson, S.C., a corporation organized and existing under the laws of South Carolina, whose address is 304 North Main St., Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 1977 (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, 2002;

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 tract of land shown on plat prepared by Hugh J. Martin, LS #2320, dated May 15, 1976, said plat being recorded in the RMC Office for Greenville County in REM Book 137, Page 603, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at a nail and cap in Holliday Dam Road, same being 1219 feet from the intersection of West Oak Road, and running thence S. 00-15 E. 102.85 feet to a railroad spike; thence with F. P. Chapman line, S. 51-21 W. 700 feet to iron pin; thence with the line of other property of M. H. King, N. 43-02 W. 269.41 feet to iron pin; thence with other property of M. H. King, N. 64-51 E. 807.05 feet to the point of beginning, and containing 3.022 acres, according to said plat.

And being a portion of the property conveyed to mortgagors by Alton F. Babb on November 23, 1973, and recorded November 29, 1973 in Deed Book 989, Page 165, RMC Office for Greenville County.

which has the address of Rt. 3, Holliday Dam Road, Belton, S.C. 29627 (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 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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