

GREENVILLE CO. S. C.
JUL 31 4 20 PM '79
DONNA S. TANKERSLEY
R.M.C.

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MORTGAGE

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THIS MORTGAGE is made this 31st day of July 19 79, between the Mortgagor, Johnny A. Staton and Jo Ann Babb Staton

(herein "Borrower"), and the Mortgagee, Perpetual Building and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand and no/100 dollars, which indebtedness is evidenced by Borrower's

note dated July 31, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on August 1, 2009.

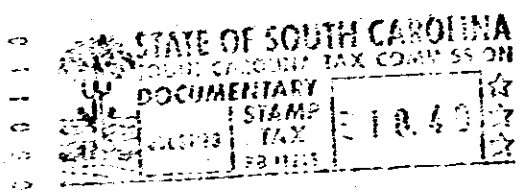
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TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance 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 tract of land on Holiday Dam Road, County of Greenville, State of South Carolina, and shown on a plat prepared by Carolina Surveying Co., dated April 23, 1979, recorded in the RMC Office for Greenville County in Plat Book 7-F at Page 24, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Holiday Dam Road, at joint corner with property line of Charles Chapman, and running thence N. 75-57 E. 348.4 feet to an iron pin; thence S. 15-00 E. 275.9 feet to an iron pin; thence S. 72-00 W. 350 feet to the center of Holiday Dam Road; thence with the center of said road, N. 12-36 W.; thence continuing with the center of said road, N. 15-00 W. 272.2 feet to the point of beginning, and containing 2.3 acres, more or less, according to said plat.

This being the same property conveyed to mortgagors herein by deed of Alton F. Babb and Sarah Carolina Pitts Babb dated May 22, 1979, recorded in Book 1103 at Page 145 on May 23, 1979.



which has the address of Rt 3, Belton (Street) (City) S.C., 29627 (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 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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