

907 North Main Street, Anderson, South Carolina

GREENVILLE, S.C.

BOOK 1521 PAGE 613

OCT 22 3 40 PM '80

MORTGAGE

THIS MORTGAGE made this 22 day of OCTOBER, 1980, between the Mortgagor, MICHAEL D. OVERSTREET

, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, whose office is located and existing under the laws of the State of South Carolina, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

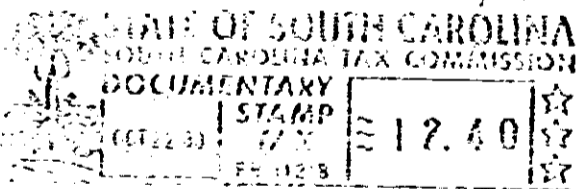
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-ONE THOUSAND AND NO/100 dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 22, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on NOVEMBER 1, 2010

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 County of Greenville, State of South Carolina, and being shown and designated as Lot 77 on a plat of Augusta Acres recorded in Plat Book S at Page 201 in the R.M.C. Office for Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Clearview Avenue at the joint front corner of Lots Nos. 76 and 77 and running thence with said Avenue N. 74-15 E. 100 feet to a point; thence running S. 15-45 E. 200 feet to a point; thence running S. 74-15 W. 100 feet to a point; thence running N. 15-45 W. 200 feet to the point of beginning.

Derivation: Deed Book 1521, Page 608 - The Essick Company, By Larry W. Essick, Owner and Sole Proprietor 10/22/80



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which has the address of 106 Clearview Avenue Greenville, South Carolina 29605 (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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