

907 NORTH MAIN STREET, ANDERSON, SOUTH CAROLINA 29621

20. S. C.  
55 PM '80  
HARRISLEY  
R.M.C.

1525 738

**MORTGAGE**

THIS MORTGAGE is made this 5th day of DECEMBER,  
19 80, between the Mortgagor, CLARENCE L. NELSON, JR., AND VIOLET G. NELSON

(herein "Borrower"), and the Mortgagee,  
Perpetual Federal Savings 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 FIFTY-TWO THOUSAND TWO HUNDRED  
FIFTY AND NO/100 dollars, which indebtedness is evidenced by Borrower's  
note dated DECEMBER 5, 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 JANUARY 1, 2011

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 repay-  
ment 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 State of South Carolina, County of Greenville, and  
being known and designated as Lot No. 118 on a plat of Pine Forest  
recorded in Plat Book 00 at Pages 106 and 107, R.M.C. Office,  
Greenville County, South Carolina, and having according to said  
plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeasterly side of Mapleton Drive  
at the joint front corner of Lots Nos. 117 and 118 and running  
thence with said line S. 26-30 E. 138.7 feet to a point; thence  
running S. 63-30 W. 100 feet to a point; thence running N. 26-30  
W. 138.7 feet to a point; thence running with said Mapleton Drive  
N. 63-30 E. 100 feet to the point of beginning.

Derivation: Deed Book 1138, Page 520 - George Arthur Andrews and  
Mary Lou Andrews 12/5/80

DOCUMENTARY  
STAMP  
TAX  
220.00

GCTO ----- 3 DE 5 80 1059

which has the address of 118 Mapleton Drive, Pine Forest Greenville  
(Street) (City)  
S. C. 29607 (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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