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S.C.  
JUN 1 5 56 PM '81  
SOUTH CAROLINA  
RECORDERS OFFICE  
GREENVILLE

**MORTGAGE**

THIS MORTGAGE is made this 31 day of December,  
19 80, between the Mortgagor, JUNE M. MOSELEY

\_\_\_\_\_, (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 TWENTY-FIVE THOUSAND AND  
NO/100 (\$25,000.00) dollars, which indebtedness is evidenced by Borrower's  
note dated December 31, 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

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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 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 piece, parcel or tract of land with all improvements thereon  
or hereafter constructed thereon situate, lying and being in the County  
of Greenville, State of South Carolina, known as Lot No. 21 of the  
B. W. Burdette Subdivision located at Grove Station, S. C., and also a  
portion of a tract containing 8.69 acres immediately to the rear of said  
Lot 21. This is all of the property as shown on the County Block Book  
at Sheet 609.2-1-24 and a small portion of the property shown in  
609.6-1-13, and having the following metes and bounds:

BEGINNING at iron pin on Piedmont Golf Course Road and running thence  
N. 7-00 E. 324 feet to iron pin; running thence S. 83-15 E. 150 feet;  
running thence S. 7-00 W. 314.5 feet to iron pin on Piedmont Golf Course  
Road; running thence N. 83-15 W. 150 feet to iron pin, the beginning  
corner.

This being the same property conveyed to the Mortgagor herein by deed of  
Jerome K. Moseley, Jr. of even date herewith and recorded in the RMC Office  
for Greenville County simultaneously herewith.

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INDEXED  
JUN 1 1981  
SOUTH CAROLINA  
RECORDERS OFFICE  
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which has the address of Rt. 1 Piedmont Golf Course Rd., Piedmont  
(Street) (City)  
S. C. 29673 (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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