

FILED
GENERAL RECORDS OFFICE
S. C.

rec. 1534 case 739

MAR 10 4 56 PM '81

MORTGAGE

THIS MORTGAGE is made this 9th day of March, 1981, between the Mortgagor, Carolyn H. Carroll

_____, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Eight Hundred and No/100ths dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on April 1, 1991

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 located in the County of Greenville, State of South Carolina on the southern side of Don Drive, being known and designated as Lot No. 63, Section A, according to a map of Gower Estates Subdivision as shown on a plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 146 and 147 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Don Drive at the joint front corner of Lots Nos. 63 and 64 and running thence with the line of said lots S. 0-43 W. 180 feet to an iron pin; thence S. 76-41 E. 66 feet to an iron pin, joint rear corner of Lots Nos. 62 and 63; thence with the joint line of said lots N. 17-17 E. 178.8 feet to an iron pin on the southern side of Don Drive; thence with said Drive N. 74-26 W. 78.1 feet to an iron pin; thence continuing with said Drive N. 85-09 W. 40 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of James A. Ferguson and Louise M. Ferguson

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which has the address of 610 Don Drive, Greenville
(Street) (City)
South Carolina (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 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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