

FILED
GREENVILLE CO. S.C.

LONG, BLACK & GASTON

APR 10 12 06 PM '81

DONALD T. TRAVELERSLEY
R.M.C.

MORTGAGE

BOOK 1537 PAGE 856

THIS MORTGAGE is made this 10th day of April,
1981, between the Mortgagor, BRUCE M. SANBORN, JR.

_____, (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 SEVEN THOUSAND NINE
HUNDRED DOLLARS AND NO/100----- dollars, which indebtedness is evidenced by Borrower's
note dated April 10, 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 _____
May 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 be-
ing known and designated as Lot 164, Sunny Slopes Subdivision, Section
III, according to a plat prepared of said subdivision by C. O. Riddle,
Surveyor, November 11, 1976, and which said plat is recorded in the
R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H
at Page 11, and according to said plat having the following courses
and distances, to-wit:

BEGINNING at a point on the edge of Bridwell Road, joint front corner
with Lot 165, and running thence with the common line with said Lots,
N. 36-35 E. 150.4 feet to a point in the line with Lot 185; thence
running with the common line with said Lot, N. 53-25 W. 125 feet to a
point on the edge of Cedar Creek Drive; thence running with the edge
of said Drive S. 36-35 W. 125 feet to a point on the edge of said Road;
thence running with the edge of Cedar Creek Drive, chord being: S.
8-18 E. 35.4 feet to a point at the intersection with Bridwell Road;
thence running with the edge of Bridwell Road, S. 53-12 E. 100 feet to
a point on the edge of said Road, the point of Beginning.

THIS is the same property conveyed to the mortgagor herein by deed
of Brown Enterprises of South Carolina, Inc., dated April 10, 1981,
and recorded simultaneously herewith.

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which has the address of Lot 164, Sunny Slopes Subdivision Travelers Rest,

South Carolina 29690 (herein "Property Address");

(State and Zip Code)

1140 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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