

MORTGAGE

THIS MORTGAGE is made this 17th day of June 1981, between the Mortgagor, James C. Sarratt and Linda G. Sarratt

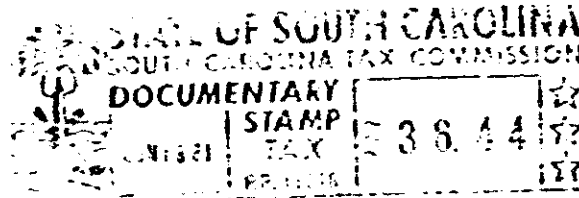
(herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety One Thousand One Hundred and no/100ths (\$91,100.00) dollars, which indebtedness is evidenced by Borrower's note dated June 17, 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 one year from date

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 lot of land, with all improvements thereon, located in the State of South Carolina, County of Greenville and lying on the southeastern side of Honeybee Lane, and being shown and designated as Lot No. 21 on a plat of PEBBLE CREEK, PHASE 1, prepared by Enwright Associates, dated September 17, 1973 and recorded in the Office of the R.M.C. for Greenville County in Plat Book 5-D at page 5, reference to said plat being craved for a metes and bounds description.

This is the same property conveyed to the Mortgagors herein by deed of William Knopf and Gail Nagel dated 10/14/80 and recorded in Deed Book 1135 at page 423.



which has the address of 24 Honeybee Lane Taylors, South Carolina 29687 (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.

UNIFORM INSTRUMENT ACT 446 4.1.81

3970

4328 RV.2