

S. C.

MORTGAGE

BOOK 1569 PAGE 216

THIS MORTGAGE is made this 30th day of April 1982 between the Mortgagor, L. Randall Dunlap and Charlotte G. Dunlap (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 U.S. \$ 12,024.84 which indebtedness is evidenced by Borrower's note dated April 30, 1982 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 30, 1992;

TO SECURE to Lender 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, 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 tract of land, situate, lying and being in the County of Greenville, State of South Carolina and being known and designated as Lot 10 of Rocky Creek Acres, Section II, according to a plat prepared of said subdivision by Freeland and Associates, June 21, 1979 and which said plat is recorded in the RMC office for Greenville County in Plat Book 7-C at Page 37 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rocky Creek Lane at the joint front corner of Lot 9 and Lot 10 and running thence with Lot 9 N 6-08 E 339.7 feet to an iron pin at the joint rear corner of Lot 9 and Lot 10; thence S 76-10 E 300 feet to an iron pin at the joint rear corner of Lot 10 and Lot 11; thence with Lot 11 S 5-47 W 273.9 feet to an iron pin on Rocky Creek Lane; thence with said lane N 88-46 W 300 feet to the point of beginning, and containing 2.1 ac.

This is the same property conveyed to the Mortgagors by deed of J. Harold Barton, et al, recorded July 7, 1980 in the Office of the RMC for Greenville County in Deed Book 1128 at Page 750.

DOCUMENTARY STAMP

LOAN, SAVINGS AND INVESTMENT ASSOCIATION
BOOK 22882 PAGE 14
L. Randall Dunlap, et al
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which has the address of Lot 10 Rocky Creek Lane, Greenville, S.C. South Carolina 29607 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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