

MORTGAGE

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THIS MORTGAGE IS BY this 18. th day of February 19. 83, between the Mortgagor, Robert D. Perkinson and Jeanne S. Perkinson (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six thousand, four hundred and no/100 .- (\$46,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1998.

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, with all improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of Perry Avenue, being a part of the "Speegle Place" known as Arlington Heights, and, according to a more recent survey and plat by Freeland & Associates, R.L.S., dated January 27, 1983 entitled "Property of Robert D. Perkinson and Jeanne S. Perkinson" recorded in Plat Book 9-N at Page 32, R.M.C. Office for Greenville County, having the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Perry Avenue, approximately 102 feet west of the intersection with Textile Street, and running thence S. 22-02 W. 195.42 feet to in iron pin on an alley; thence with such alley N. 68-03 W. 103.49 feet to an iron pin; thence N. 22-30 E. 196.94 feet to an iron pin on the southern side of Perry Avenue; thence with the southern side of said Perry Avenue S. 67-12 E. 101.91 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagors by deed of Hazel Withers recorded June 11, 1981 in Deed Book 1149 at Page 761, R.M.C. Office for Greenville County, South Carolina.

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which has the address of... 505. and .507. Perry Avenue Greenville, South Carolina (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.

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