

FILED
GREENVILLE S C

1608 756

MAY 30 9 04 AM '83

MORTGAGE

THIS MORTGAGE is made this 26th day of May
1983, between the Mortgagor, Robert H. Rumsey

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

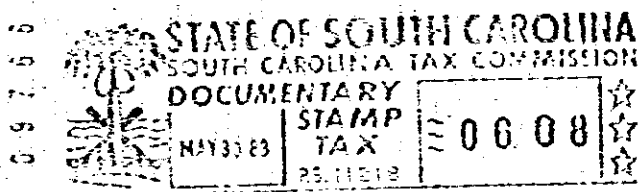
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand One Hundred
Sixty and 08/100 dollars, which indebtedness is evidenced by Borrower's
note dated May 26, 1983, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable ^{xx} in accordance with
terms as therein contained.

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 with all improvements
thereon, situate, lying and being in Gantt Township, Greenville County,
South Carolina being known and designated as all of lot 14 and the
southern one-half of lot 15 of the American Bank and Trust Company
Property, according to a plat by R. F. Dalton, Engineer, recorded in
Plat Book F at Page 192, and having the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the southwestern side of Washington Road,
just off Anderson Road, at the corner of lot 13, and running thence S.
62-34 W. 213.1 feet to an iron pin; thence with Bate's line N. 27-40 W.
75 feet to an iron pin; thence N. 62-34 E. 213.45 feet, more or less,
to Washington Road; thence along the said Road, S. 27-26 E. 75 feet to
the beginning corner.

The above property is the same property conveyed to the mortgagor by
deed of Helen L. Boatwright, et al recorded June 4, 1981 in Deed Book
1149 at Page 367 and by deed of Ann H. Rumsey recorded November 4, 1982
in Deed Book 1176 at Page 659.



6019
-----2 MY30 83
610
4.00CT

which has the address of 19 South Washington Avenue, Greenville
(Street) (City)
S. C. (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 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.