

AUG 1 1 18 PM '83

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1618 PAGE 765

THIS MORTGAGE is made this 29th day of July 1983, between the Mortgagor, Joe Burt Perryman and Virginia W. Perryman (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of The United States of America, whose address is 101 Greystone Blvd., Columbia, South Carolina 29226 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and No/100-- (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013.

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 in the County of Greenville, State of South Carolina, being shown and designated as Lot 12 Canecreek Subdivision on plat recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 12, reference being hereby made to said plat for a more complete description.

This being the same property acquired by the Mortgagors by deed of Smith and Steele Builders, Inc. of even date to be recorded herewith.

RECEIVED BY THE CLERK OF THE COURT
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
TAX \$16.00
AUG 1 1983

which has the address of Lot 12 Berry Road, Greer, S. C. 29651 (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 seised 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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