

STATE OF SOUTH CAROLINA  
COUNTY OF UNION

RECEIVED  
AUG 25 1983  
308A

REAL ESTATE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: The undersigned, Mickey D. Perrin and Sandra K. Perrin (hereinafter referred to as the mortgagor) of the County and State aforesaid, send(s) greetings:

WHEREAS, in and by a certain promissory note of even date herewith, the terms and conditions of which are incorporated herein by reference, the mortgagor is well and truly indebted unto UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, UNION, S. C. (a corporation organized and existing under and by virtue of the laws of the United States, with its principal place of business at Union, South Carolina and hereinafter sometimes referred to as the mortgagee) in the full and just principal sum of Forty Thousand and no/100 Dollars (\$40,000.00), with interest from the date hereof computed monthly at the rate specified in said note, on the unpaid balance of said principal sum until the same has been paid in full; said principal and interest being payable in monthly installments of \$951.14 each, to be applied first to interest and then to principal; the first of said installments to become due and payable on the 15th day of the first calendar month following the date hereof and another installment on the 15th day of each successive calendar month thereafter until said principal sum and interest have been paid in full. Said note further provides that if any of said installments be not paid when due or within 30 days after the due date thereof as above stipulated or if the undersigned shall fail to comply with any of the terms, conditions and stipulations of this mortgage or with any of the by-laws of said Association, the entire unpaid principal balance and accrued interest shall, at the option of the holder of said note, become immediately due and payable without notice and said holder may commence any proceedings upon said note and this mortgage to collect said principal balance and interest with costs and expenses of such proceedings, together with an attorney's fee of ten (10) per centum of the unpaid principal and interest in the event of collection by or through an attorney-at-law.

NOW, KNOW ALL MEN BY THESE PRESENTS that the mortgagor, for and in consideration of the aforesaid debt and sum of money and for the better securing the payment thereof to the mortgagee according to the terms and conditions of said note, and also in consideration of the further sum of Three Dollars to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, UNION, S. C. P. O. Box 667

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the southern side of Foxcroft Road, being shown and designated as Lot No. 8 as shown on plat entitled "Carter's Grove, Section 1", prepared by Dalton & Neves, Engineers, dated August, 1974, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book 4-R, at page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 7 and 8, and running thence with the joint line of said two lots, S. 20-06 E. 176.6 feet to an iron pin; thence with line of property designated as Section 11, S. 45-14 W. 164.7 feet to an iron pin at the joint rear corner of Lots 8 and 9; thence with the joint line of said two lots N. 5-41 W. 261.3 feet to an iron pin on the southern side of Foxcroft Road; thence with the southern side of Foxcroft Road N. 75-09 E. 85 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Harold Wayne Edwards, et al., dated August 15, 1983, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 100, at page 96, on August 15, 1983.

0837

2026 W. 3