

MORTGAGE

FILED GREENVILLE S.C.

MAY 14 12 15 PM '84

THIS MORTGAGE is made this 14th day of May 1984 between the Mortgagors OLIN S. BONNER and JANIS B. BONNER R.M.C. (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, a corporation organized and existing under the laws of The United States of America whose address is 907 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

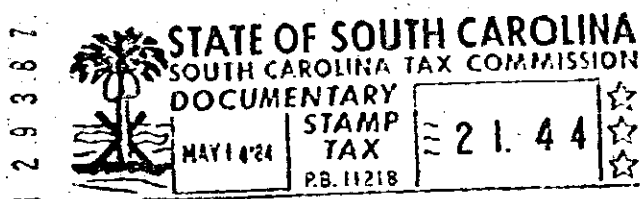
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand Six Hundred & No/100 (\$53,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

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, together with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 124 of a subdivision known as Coach Hills, as shown on a plat prepared by Piedmont Engineers, Architects & Planners, dated September 26, 1974, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Pages 85 and 86, and revised November 25, 1974, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Page 94, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Eastern side of Fieldstone Place, joint front corner of Lots Nos. 123 and 124, and running thence along the line of Lot No. 123, N. 79-00 E. 149.64 feet to a point at the joint rear corner of Lots Nos. 123 and 124; thence turning and running along property now or formerly of Florence G. Smith life estate, N. 10-59 W. 100 feet to a point at the joint rear corner of Lots Nos. 124 and 125; thence along the line of Lot No. 125, S. 79-02 W. 149.55 feet to a point on Fieldstone Place; thence turning and running along Fieldstone Place, S. 10-57 E. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Maurice R. Guaslard and Maryse T. Guaslard, dated May 11, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1212, at Page 512, on May 14, 1984.



which has the address of 22 Fieldstone Place, Coach Hills, Greenville

S. C. 29615 (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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