

MORTGAGE

RECORDED  
JUN 5 1 22 PM '84  
S.C.

THIS MORTGAGE is made this 1st day of June 1984 between the Mortgagor, Charles E. Williams and Brenia F. Williams (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").

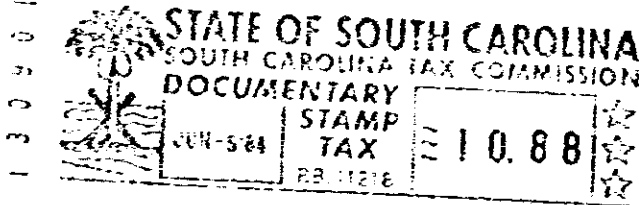
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand One Hundred Seventy and no/100 (\$27,170.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 situate, lying, and being in the State of South Carolina, County of Greenville, being shown and designated as 3.06 acres, more or less, of the 4.06 acre tract of land as shown on plat of property of Lanta S. and Isabelle J. Adkins prepared by Terry T. Dill on September 25, 1974, recorded in the RMC Office for Greenville County in Plat Book 5-I at Page 46 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Mush Creek Road and running thence S. 17-12 W. 383 feet to an iron pin; thence S. 50-46 E. 193.3 feet to an iron pin; thence N. 49-50 E. 405 feet to an iron pin; thence N. 33-28 W. 238 feet to an iron pin in the center of Mush Creek Road; thence along said road, N. 87-59 W. 115 and N. 76-32 W. 100 feet to the beginning corner.

This being the same property conveyed to mortgagors by deed of Perpetual Federal Savings and Loan dated June 1, 1984, and recorded simultaneously herewith.



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which has the address of Route 2, Mush Creek Road Travelers Rest South Carolina 29690 (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 its 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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