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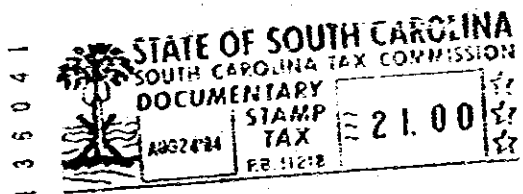
907 North Main Street
Anderson, SC 29621

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 17, 1984. The mortgagor is James W. Stuff and Patricia C. Stuff ("Borrower"). This Security Instrument is given to Perpetual Federal Savings and Loan Association, which is organized and existing under the laws of The United States of America, and whose address is 907 North Main Street, Anderson, South Carolina 29621 ("Lender"). Borrower owes Lender the principal sum of Seventy Thousand and no/100 Dollars (U.S. \$ 70,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in Butler Township, Greenville County, South Carolina, being shown as Lot No. 58, on a plat of ASHETON, SHEETS ONE AND TWO, made by Piedmont Surveyors, dated September 3, 1981, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-P, Pages 84 and 85, reference to which plat is hereby craved for the metes and bounds thereof.

This is the identical property conveyed to the Mortgagors herein by Asheton, a General Partnership, by deed dated June 29, 1982, recorded July 1, 1982, in the R.M.C. Office for Greenville County in Deed Book 1169 at Page 553.



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which has the address of Lot No. 58, 608 Asheton Way, Asheton Subdivision, Simpsonville, South Carolina 29681 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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