JET 31 4 30 PM '80 DONNE STANKERSLEY 3.H.C

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MORTGAGE		
	THIS MORTGAGE is made this 31st day of October	
	19 80 , between the Mortgagor, Waymon R. Duncan and Janis K. Hendricks	
N BY	, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	5 , \$
	note dated October 31, 1980 , (herein "Note"), providing for monthly installments of principal	
	and interest, with the balance of the indebtedness, if not sooner paid due and payable on	
کر 0 ع	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.	
17 P. C.	ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot 3 on a plat of property of James P. and Otis P. Moore, prepared by C.C. Jones, Registered Land Surveyor and dated September 18, 1956 and revised May of 1967 and having the following metes and bounds as shown thereon to-wit:	
4000	BEGINNING at a point on the northern side of Westbrook Lane, said point being 250.6 feet in a northerly direction from the intersection of Westbrook Lane and Augusta R thence running with Westbrook Lane north 45-32 West 75 feet to a point, thence turn and running North 38-15 East 149.8 feet to a point; thence turning and running Sout 59-54 East 25.6 feet; thence turning and running South 8-54 East 63.2 feet, thence turning and running South 8-54 East 63.2 feet, thence turning and running South 8-East 46.5 feet, thence turning and running South 54-01 West 122.4 feet to the point	ing n 54

This is the same property conveyed to the mortgagor herein by deed of Hathaway Company, Inc. dated October 31, 1980 and recorded herewith.

which has the address of Westbrook Lane,

Greenville

(City)

South Carolina

beginning.

_(herein "Property Address");

(State and Zip Code)

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.

SOUTH CAROLINA - 1 to 4 Family -6 75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 24)

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