

FILED
GR: LONG, P. & GASTON
MAY 11 11 36 AM '81
DONNIE BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of May,
19 81, between the Mortgagor, PAUL KIMMELL AND MARILYN KIMMELL

_____, (herein "Borrower"), and the Mortgagee,
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVEN THOUSAND ONE HUNDRED
FORTY SIX DOLLARS AND 88/100----- dollars, which indebtedness is evidenced by Borrower's
note dated May 1, 1981, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable on _____
May 30, 1986

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 repay-
ment 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 known and
designated as Lot No. 55 of a subdivision known as Thornwood Acres,
according to plat prepared by Jones and Sutherland Engineers and dated
December 1958 and recorded in the RMC Office for Greenville County in
Plat Book MM, at page 59 and having according to said plat the follow-
ing metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Brushy Creek Road,
at the joint front corner of Lots Nos. 55 and 56 and running thence S.
32-27 W. 122 feet to an iron pin in the line of Lot No. 57; thence along
the line of Lots Nos. 54 and 55; thence with the joint rear line of said
lots N. 32-27 E. 138.1 feet to an iron pin on the southwestern side of
Brushy Creek Road; thence with the southwestern side of Brushy Creek
Road, N. 57-33 W. 107.6 feet to the point of beginning.

THIS mortgage is junior in lien to that certain mortgage in favor of
Thomas and Hill, Inc., recorded May 31, 1971, in the R.M.C. Office for
Greenville County in R.E.M. Book 1193 at Page 57, in the original amount
of \$18,950.00.

THIS is the same property conveyed to the Mortgagor's herein by deed of
John W. Martin dated and recorded November 9, 1973, in the R.M.C. office
for Greenville County in Deed Book 988 at Page 70.

OFFICE OF THE CLERK OF THE COURT
COUNTY OF GREENVILLE, SOUTH CAROLINA
RECORDED
MAY 11 1981
R.M.C.

which has the address of 4 Brushy Creek Road Taylors
(Street) (City)
South Carolina 29687 (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.

40078
8301801

4328 RV-2