

FILED  
GREENVILLE S.C.

REC. 1542 REG 901

JUN 24 AM '81

SONNENBANDERSLEY  
R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 1st day of June,  
1981, between the Mortgagor, Howard D. Driver

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

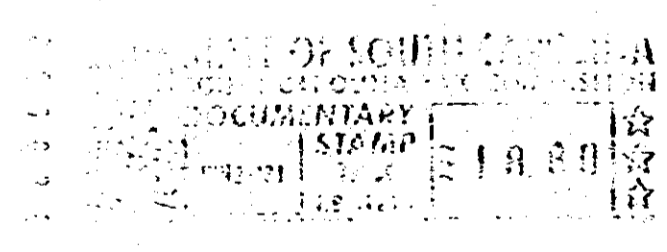
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand and  
no/100----- dollars, which indebtedness is evidenced by Borrower's  
note dated June 1, 1981, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid due and payable on June 1, 2011

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 piece, parcel or lot of land with all buildings and improve-  
ments thereon, situate, lying and being on the eastern side of Alder  
Drive in the Town of Simpsonville, Austin Township, Greenville County,  
South Carolina being known and designated as Lot No. 612 on a plat  
entitled WESTWOOD, SECTION VI, SHEET 1 OF 2 made by Piedmont Engineers  
and Architects and Planners dated November 18, 1974, recorded in the  
R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X  
at Page 100 and having according to said plat the following metes and  
bounds, to-wit:

BEGINNING at an iron pin on the east side of Alder Drive at the joint  
front corner of lots nos. 612 and 613 and running thence along the  
common line of said lots, N. 53-44 E. 225.0 feet to an iron pin; thence  
S. 13-18 E. 100.24 feet to an iron pin at the joint rear corner of lots  
nos. 611 and 612; thence along the common line of said lots, S. 55-59 W.  
191.75 feet to an iron pin on the east side of Alder Drive; thence along  
the east side of Alder Drive, N. 29-39 W. 31.08 feet to an iron pin and  
N. 34-06 W. 53.92 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Howard D. Driver  
by deed of Stephen F. Jones and Linda S. Jones to be recorded herewith.



which has the address of 307 Alder Drive Simpsonville,  
(Street) (City)  
S. C. 29681  
(State and Zip Code) (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 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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