

FILED
GREENVILLE CO. S. C.

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DENNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 17th day of DECEMBER, 1976, between the Mortgagor, BETTY J. PERDUE (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY ONE THOUSAND EIGHT HUNDRED AND NO/100 (\$51,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 1976 (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 1, 2006

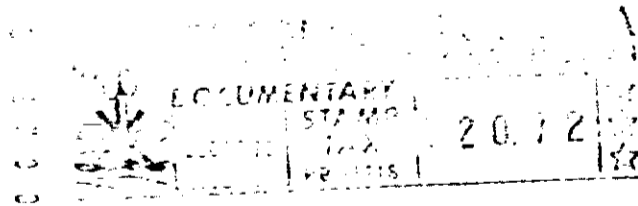
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the southern side of Sassafras Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 60 of a subdivision known as Pebblecreek, plat of which is recorded in the RMC Office for Greenville Co. in Plat Book 5D at pages 1-5, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Sassafras Drive at the joint front corner of Lots No. 59 and 60 and running thence with the joint line of said lots, S. 46-01 W., 150 feet to an iron pin; running thence N. 43-59 W., 120 feet to an iron pin at the joint rear corner of Lots 60 and 61; running thence with the joint line of said lots, N. 46-01 E., 172 feet to an iron pin on the southern side of Sassafras Drive; running thence with the southern side of said Drive, S. 25-08 E., 49.46 feet to an iron pin; running thence S. 39-21 E., 73.49 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by Deed of William Benjamin, recorded in the RMC Office for Greenville County on September 9, 1976 in Deed Book 1042 at page 697.

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which has the address of Sassafras Drive, Pebble Creek Subd., Greenville South Carolina (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 seized 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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