

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PREPARED BY: McIntosh, Threlkeld,
Glenn & Sherard,
Attorneys at Law

FILED
S. C.
AUG 27 1979
SHERLEY

MORTGAGE

THIS MORTGAGE is made this 27th day of August
19 79 between the Mortgagor David Owens and Sharon D. Owens, of the County of
Greenville, State of South Carolina, (herein "Borrower"), and the Mortgagee,
Perpetual Building and Loan Association, a corporation organized and existing under the laws of the State of South
Carolina, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100
(\$30,000.00) dollars, which indebtedness is evidenced by Borrower's
note dated August 27, 1979, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable on September 1, 1999.

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 tract of land in the State of South Carolina,
Greenville County, West Dunklin Township, containing 14.33 acres, more or less, as
shown on plat made by John C. Smith, Reg. L. S., dated March 3, 1977, of record in
the R. M. C. Office for Greenville County, S. C., in Plat Book G-B, at Page NO,
and described as follows: BEGINNING at an iron pin, same being the most Southeast
corner of tract herein described, also joint corner of Willie Cothran and H. P.
Cothran; thence with H. P. Cothran's property line S 67-07 W 900 feet to an iron pin;
continuing with H. P. Cothran's line N 67-10 W 448.6 feet to an iron pin; still with
H. P. Cothran's line N 24-27 E 443 feet to an iron pin; running thence with R. M.
Culbertson's line N 72-25 E 335.8 feet to an iron pin; running thence N 66-10 E
520.6 feet to an iron pin; joint corner of R. M. Culbertson and Willie Cothran; thence
with Willie Cothran's line S 26-09 E 600 feet to point of beginning; being joined on
the South and West by H. P. Cothran, on the Northwest by R. M. Culbertson, and on the
Northeast by Willie Cothran; and being the same property conveyed unto David Owens and
Sharon D. Owens by deed of Robert M. Culbertson, Jr., dated March 25, 1977, and re-
corded on April 1, 1977, in the R. M. C. Office for Greenville County, South Carolina,
in Deed Book 1053, at Page 829.

which has the address of Route No. 3, Belton
South Carolina 29627
(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.

SOUTH CAROLINA — 1979 UNIFORM INSTRUMENT ACT

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