

SEP 22 3 30 PM '80

DONNIE STANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of September
19 80, between the Mortgagor, ALVIE GRACE AND MARIE GRACE

(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").

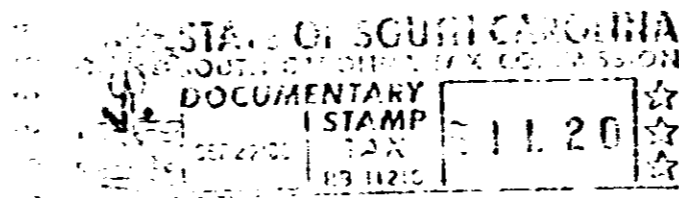
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-SEVEN THOUSAND NINE HUNDRED
FIFTY AND 00/100 dollars, which indebtedness is evidenced by Borrower's
note dated September 22, 1980, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable on OCTOBER 1,
2010

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 on the
northwesterly side of Pinebranch Drive, in the County of Greenville, State of South
Carolina, being shown and designated as Lot #2 on a plat of ADDITION TO SHEFFIELD
FORREST, recorded in the RMC Office for Greenville County in Plat Book III at page
122, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Pinebranch Drive, said pin
being the joint front corner of lots 1 and 2 and running thence with the common line
of said lots, N. 81-00 W., 140 feet to an iron pin, the joint rear corner of lots 1
and 2; thence N. 09-00 E., 120 feet to an iron pin, the joint rear corner of lots 2
and 3; thence with the common line of said lots, S. 81-00 E., 140.0 feet to an iron pin
on the northwesterly side of Pinebranch Drive; thence with said Pinebranch Drive,
S. 09-00 W., 120 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of James R. Johnson
and Wilma H. Johnson, to be recorded of even date herewith.



which has the address of 3 Pine Branch Drive, Sheffield Forest, Taylors, SC
(Street) (City)

(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 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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