

FILED
GRF S.C.
MAY 13 AM '81
JOHN W. ASHERSLEY
R.H.C.

30-1510 page 11
LONG, BLACK & GASTON

MORTGAGE

THIS MORTGAGE is made this 1st day of May,
19 81, between the Mortgagor, ROBERT CLYDE RIGDON, JR. AND

ELISSA M. RIGDON, (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 ~~TWENTY EIGHT THOUSAND FIVE~~
HUNDRED DOLLARS AND NO/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 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 certain piece, parcel or lot of land, situate, lying and being
in Bates Township, County of Greenville, State of South Carolina, con-
taining 1.2 acres, more or less, and shown as Lot No. 4 on a plat of
Eva Lee and Lonzo Rosemond property prepared by Robert Jordan, R.L.S.,
March 6, 1967, and having according to said plat the following courses
and distances, to-wit:

BEGINNING at a nail in the center of S. C. Highway No. 23-102, at the
corner of Lot No. 5, and running thence along the center of said high-
way S. 13-51 W. 137 feet to a nail; thence N. 75-08 W. 270.2 feet to
an iron pin at the rear corner of Lot No. 3; thence along the line of
Lot No. 3 N. 79-01 W. 173 feet to an iron pin; thence N. 49-56 E. 188.6
feet to an iron pin; thence along the line of Lot No. 5 S. 74-08 E. 332.1
feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor's herein by deed of
Shelby Jean Busler, dated May 1, 1981, and recorded simultaneously
herewith.

which has the address of Lot 4, Keeler Mill Road Travelers Rest
(Street) (City)
South Carolina 29683 (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.

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