

GP: S.C.

BOOK 1589 PAGE 676

DEC 21 3 44 PM '82

JOHN W. PERRY SLEY

MORTGAGE

THIS MORTGAGE is made this 20th day of December 19 82, between the Mortgagor, Roger G. Perry and Betty M. Perry, Ne: Elizabeth M. Perry

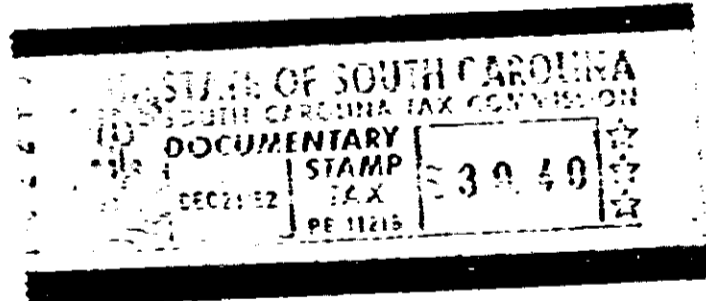
(herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-Eight Thousand, Five Hundred & No/100 (\$98,500.00) dollars, which indebtedness is evidenced by Borrower's note dated December 20, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on January 1, 2013

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 piece, parcel or lot of land, ~~lying and being in~~ ^{with improvements thereon,} the County of Greenville, State of South Carolina, being known and designated as Lot No. 173, Westcliffe, Section 3, according to Plat Book 3 J, at Page 72 and 73, recorded in the R.M.C. Office for Greenville County, S. C. and more particularly according to a recent survey for Roger G. Perry and Betty M. Perry dated December 9, 1982, by W. R. Williams, Jr., Engineer/Surveyor, and having according to said survey the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 173 and 172 at an iron pin on Westcliffe Way and running thence N. 63-07 W., 99.0 feet to a point; thence continuing N. 61-55 W. 103.5 feet to the corner of Lots 173 and 174 and running thence N. 30-13 E. 317.5 feet to an iron pin at the rear corner of said lots; thence along the rear portion of Lot 173, S. 69-32 E. 195.6 feet to an iron pin; thence along the line of Lots 173 and 172, S. 28-37 W. 341.1 feet to the beginning corner.

This being the same property conveyed unto the Borrowers by deed from Shirley S. Dallas, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1137 at page 368, recorded November 17, 1980.



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which has the address of 526 Westcliffe Way Greenville (City)

South Carolina 29611 (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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