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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 24th day of November 1976 between the Mortgagor Donald Ray Perry and Judy H. Perry (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Five Hundred & no/100 (\$27,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 24th 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 December 1st 2001

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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, being and situate on the North side of Gregory Drive about one mile West of Greer, in Chick Springs Township, County and State aforesaid, and being known and designated as Lot No. Eighty-nine (89) of King Acres as shown on plat prepared by John A. Simmons, Reg. Surveyor, dated Aug. 10, 1963 and which plat has been recorded in the R. M. C. Office for said County in Plat Book YY, page 153. This being the same property which was conveyed to B. C. Crawford and Ruby Crawford by James O. Bennett and James K. Smith by deed recorded in said office on April 3, 1968 in Deed Book 841, page 203. The said Ruby Crawford died testate on April 15, 1975 leaving a Will in which she devised her interest in the above described property to B. C. Crawford which Will is in Apt. no. 1399, file no. 12 in the Probate Judge's office for said County. This being the same property which was conveyed to mortgagors herein by B. C. Crawford (also known as Benjamin C. Crawford) by deed which will be recorded forthwith in the said R. M. C. Office. For a more particular description see the aforesaid plat.



which has the address of 102 Gregory Drive Greer, S. C. 29651 (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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