

Mortgage's Address: P. O. Box 937, Greenville, S. C. 29602

GREENVILLE CO. S. C.

BOOK 1412 PAGE 590

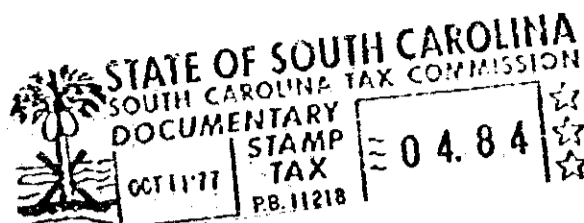
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DONNIE S. TANKERSLEY

R.M.C.

# MORTGAGE

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THIS MORTGAGE is made this 30th day of September, 1977, between the Mortgagor, M. Lynwood Perry and Jean P. Perry, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand One Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (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, 1997

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the southeastern side of Parkins Mill Road being shown as Lot No. 3 of Block G, Section 4 on plat of East Highlands Estates made by Dalton & Neves Engineers January, 1941 recorded in the RMC Office for Greenville County, South Carolina in Plat Book K, Pages 78, 79 and 80 and having, according to said plat, the following metes and bounds, towit:

BEGINNING at an iron pin on the southeastern side of Parkins Mill Road at the joint front corner of Lots 2 and 3 of Block G and running thence with the line of Lot 2, S. 58-37 E. 162.3 feet to an iron pin; thence with the line of Lot 6, S. 33-43 W. 60.1 feet to an iron pin; thence with the line of Lot 4, N. 58-34 W. 160 feet to an iron pin on the southeast side of Parkins Mill Road; thence with the southeast side of Parkins Mill Road, N. 31-23 E. 60 feet to the point of beginning.

ALSO all that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the southeast side of Parkins Mill Road being the southwestern half of Lot No. 2, Block G, Section 4 of East Highlands Estates as the same appears on a plat thereof by Dalton & Neves dated January, 1941, recorded in the RMC Office for Greenville County, South Carolina in Plat Book K at Pages 78, 79 and 80 and having the following metes and bounds, towit:

BEGINNING at the joint front corner of Lots 2 and 3 on Parkins Mill Road and running thence with the line of Lot 3, S. 58-37 E. 162.3 feet; thence N. 33-43 E. 30 feet; thence N. 58-37 W. 165.5 feet; thence with Parkins Mill Road, S. 21-23 W. 30 feet to the point of beginning.

The property hereinabove described is the same conveyed to the mortgagors herein by deed of Roy A. Garrett, et al, recorded herewith and being dated September 30, 1977.

which has the address of 205 Parkins Mill Road, Greenville, South Carolina, 29607 (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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