

MORTGAGE

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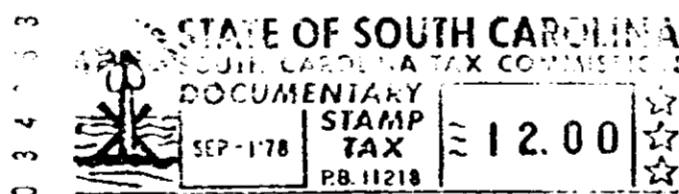
THIS MORTGAGE is made this 1st day of September, 1978, between the Mortgagor, Sanford Dale Perry and Vickie C. Perry, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1998.....;

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: on the northwestern side of Brockman Avenue, and being more fully described according to a plat of "Property of Mrs. G. W. Greene" recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book II, at page 129, as follows:

BEGINNING at an iron pin on the northwestern edge of Brockman Avenue at the joint front corner of the property herein conveyed and other property shown on said plat, and running thence along the line of other property shown on said plat, N. 65-15 W., 147.8 feet to an iron pin; thence S. 33-46 W., 57.6 feet to an iron pin; thence S. 56-14 E., 83.5 feet to an iron pin; thence S. 21-58 W., 34.7 feet to an old iron pin; thence S. 62-20 E., 148.7 feet to an iron pin on the northwestern edge of Brockman Avenue; thence along the northwestern edge of Brockman Avenue, N. 10-30 E., 107.4 feet to the beginning corner.

The above property is the same conveyed to the Mortgagor herein by deed of Ruth G. Barnes dated June 27, 1973, and recorded in the R. M. C. Office for Greenville County, South Carolina, on June 28, 1973, in Deed Book 977, at page 838.



which has the address of 213 Brockman Avenue Greenville, South Carolina 29609 (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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