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DONNIE S. TANKERSLEY
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PREPARED BY McINTOSH, THRELKELD,
GLENN & SHERARD, Attorneys

MORTGAGE

THIS MORTGAGE is made this 30 day of May 19 79, between the Mortgagor^s, Perry Jordan and Sandra Jordan, of the County of Greenville, State of South Carolina (herein "Borrower"), and the Mortgagee, Perpetual Building and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$12,020.34 together with finance charges of \$9,621.66 for a total repayment of \$21,642.00 dollars, which indebtedness is evidenced by Borrower's note dated May 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on June 1, 1989.

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 tract of land located and being situate in Greenville County, South Carolina, as shown on a survey of the Jordan Estate, dated December 12, 1977, by Carolina Surveying Company. Said plat of record in the Office of the RMC for Greenville County, South Carolina, in Plat Book 6-V at page 6, and according to said plat found to contain 1.0 acre, and having according to said plat, the courses and distances, metes and bounds, as follows: BEGINNING at the Northeastern-most corner of the property herein described, said point being located in the center of Holliday Bridge Road on said plat, and running thence South 22° 41' East for a distance of 206.1 feet to a railroad spike in the center of said road, turning and running thence South 53° 00' West for a distance of 35.6 feet to an old iron pin, turning and running thence South 87° 30' West for a distance of 222 feet to a point, turning and running thence North 22° 41' West for a distance of 132 feet to a point, turning and running thence North 66° 05' East for a distance of 245.7 feet to the point of beginning. Bounded on the North by a tract of land of Louie O. Jordan, on the East by Holliday Bridge Road, on the West by the aforesaid tract, and on the South by Eloise Cooley, et al. And being the same tract of land conveyed unto Perry Jordan and Sandra Jordan by deed of Frances W. Jordan, dated May 11, 1979, recorded May 17, 1979, in the aforesaid Clerk's Office in Volume 1102, at page 730.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 0 4 0 4
FEB 1 1979

which has the address of Route 3, Belton
(Street) (City)
South Carolina 29627 (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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