

FILED
GREENVILLE CO. S. C.

OCT 27 3 05 PM '80

SONNIE E. TANKERSLEY
R.M.C.

BOOK 1522 PAGE 217

MORTGAGE

THIS MORTGAGE is made this 16th day of October,
19 80, between the Mortgagor, Fred Greene and Lydia H. Greene

_____, (herein "Borrower"), and the Mortgagee, *Handwritten initials*
Perpetual Federal Savings and Loan Association, whose address is ~~907 North Main Street, Anderson, South Carolina~~ *907 North Main Street, Anderson, South Carolina* (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Eight Thousand and no/100
(\$58,000.00) dollars, which indebtedness is evidenced by Borrower's
note dated October 16, 1980, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable on November 1, 2010

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 repay-
ment 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 lying in the State of South
Carolina, County of Greenville, on the southwestern side of Paddock Court, being
shown and designated as Lot #120 on a plat of Devenger Place, Section 4, which
plat is recorded in Plat Book 6H, at Page 24 and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING on the southern edge of Paddock Court at the joint front corner
of Lots 119 and 120 and running thence along Lot 119, S. 21-31 W., 122.9 feet
to a point; thence N. 63-25 W. 210 feet to a point; thence along a line of Lot
121, N. 75-05 E. 210 feet to a point on the southeasterly side of Paddock Court;
thence with the curve of the southern edge of Paddock Court, the chord of which
is S. 41-42 E. 45.1 feet to the beginning corner, and being the same property
conveyed by the Vista Co., Inc. to John W. Agurs and Willa F. Agurs by deed
dated August 27, 1979, and recorded on August 31, 1979, in the R.M.C. Office
for Greenville County, South Carolina in Deed Book 1110 at Page 525.

This is the same property conveyed to Mortgagors herein by deed of
Merrill Lynch Relocation Management, Inc., dated October 10, 1980, to be
recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
23.20

which has the address of 104 Paddock Court, Greer,
(Street) (City)
S. C., 29651 (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 seized 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.

ST-10-0027 90 1505

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