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Greenville, S. C.

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JOHNIE S. TANKERSLEY MORTGAGE

THIS MORTGAGE is made this 31st day of October, 1980, between the Mortgagor, JANICE V. HESTER AND DAVID W. HESTER

, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings 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 Thirty Eight Thousand Nine Hundred Fifty and No/100 (\$38,950.00) dollars, which indebtedness is evidenced by Borrower's note dated 31st day of October, (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 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 situate, lying and being in the County of Greenville, State of South Carolina, on the Southeasterly side of Woodridge Drive near the City of Greenville, being known and designated at Lot #47 as shown on a plat of Parkdale Subdivision of record in the Office of the R.M.C. for Greenville County in Plat Book RR, Page 55, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Woodridge Drive, said pin being at the joint front corner of Lots 46 and 47, running thence with the common line of said lots, S. 72-22 E. 186.4 feet to an iron pin at the joint rear corner of Lots 46 and 47; thence turning and running S. 3-22 E. 76.2 feet to an iron pin; (erroneously designated in previous deeds as "running thence with the common line of said lots, S. 72-22 E. 186.4 feet to an iron pin at the joint corner of lots 26, 27 and 47"); running thence S. 52 W. 90.4 feet to an iron pin at the joint rear corner of Lots 47 and 48; running thence with the common line of said lots, N. 50-06 W. 191.3 feet to an iron pin on the Southeasterly side of Woodridge Drive; running thence with the Southeasterly side of Woodridge Drive N. 28-47 E. 75 feet to the point of beginning.

Derivation: R. D. Holcombe, Jr., deed book 1136 page 524, recorded October 31, 1980.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY STAMP
\$ 15.80
OCT 31 1980

which has the address of 19 Woodridge Drive Greenville, SC 29611
(Street) (City)
(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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