

FILED
GREENVILLE CO. S. C.

NOV 4 4 37 PM '80

SONNIE S. TANKERS
R.M.C. **MORTGAGE**

DOBSON & DOBSON
ATTORNEYS AT LAW, P.A.
P.O. BOX 426
GREENVILLE, S.C. 29602

NOV 15 1980

THIS MORTGAGE is made this 4th day of November,
19 80, between the Mortgagor, Alice D. Cantey

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 One Hundred Twenty-Five Thousand and no/100 (\$125,000.00) dollars, which indebtedness is evidenced by Borrower's note dated November 4, 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 December 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 6 on plat entitled "Collins Creek Subdivision," dated 7/30/79, prepared by C.O. Riddle, RLS, recorded in the Greenville County RMC Office in Plat Book 7C at Page 56 & 57, reference to which is hereby craved for a more complete and accurate description by the metes and bounds thereof.

This is the same property conveyed to the mortgagors by deed dated April 15, 1980 from Babbs Hollow Development Company and recorded April 15, 1980 in the R.M.C. Office for Greenville County in Deed Book 1123 at Page 956.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
50 00

which has the address of Lot #6, Collins Creek Subdivision, Greenville
(Street) (City)
South Carolina (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.

0 4 3 6

4328 RV-2