

FILED
SOUTH CAROLINA S. C.
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SOUTH CAROLINA
SHERBURN
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BOOK 1528 PAGE 513

MORTGAGE

THIS MORTGAGE is made this 3rd day of December,
19 80, between the Mortgagor, James W. Stuff and Patricia C. Stuff

_____, (herein "Borrower"), and the Mortgagee,
Perpetual Federal Savings and Loan Association, ~~whose principal office is located in the City of Greenville, 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 Sixty Five Thousand and No/100
(\$65,000.00) dollars, which indebtedness is evidenced by Borrower's
note dated December 3, 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 April 1, 1984

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 with the buildings and improvements thereon,
lying and being on the northwesterly side of White Water Court, near the City of Greenville,
South Carolina, being known and designated as Lot Number 171 on plat entitled "Revision,
Lots 170 & 171, Map No. 2, Sugar Creek," recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book 7-Q at Page 73, and having, according to said plat, the fol-
lowing metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of White Water Court, said pin being
the joint front corner of Lots 170 and 171, and running thence with the common line of
said lots N. 74-55 W. 49.56 feet to an iron pin; thence continuing with the common line
of Lots 170 and 171 N. 66-38-31 W. 123.07 feet to an iron pin the joint rear corner
of Lots 170 and 171; thence S. 53-52 W., 114.88 feet to an iron pin, the joint rear
corner of Lot 171 and Tract "A"; thence with the common line of Lot 171 and Tract "A"
S. 49-07 E. 160.3 feet to an iron pin, the joint corner of Lot 171 and Tract "A";
thence with the common line of Lot 171 and Tract "A" N. 64-55-22 E. 140 feet to an
iron pin on the northwesterly side of White Water Court; thence with the northwesterly
side of White Water Court on a curve, the chord of which is N. 6-15 E., 51-87 feet to
an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors by deed from Cothran & Darby
Builders, Inc. dated January 4, 1980 and recorded in Deed Book 1118 at page 452,
RMC Office for Greenville County on January 7, 1980.

GCTO ----- 3 DE 4 80

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
\$ 20.00

which has the address of 212 White Water Court, Lot #171, Sugar Creek Subdivision,
Greer, S.C. (herein "Property Address");
(Street) (City) (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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