

FILED  
GREENVILLE CO. S. C.  
FEB 23 10 45 AM '81  
DONN E. HANBERSLEY  
R.M.C.

FOR 1533 PAGE 257

### MORTGAGE

THIS MORTGAGE is made this 23rd day of February,  
19 81, between the Mortgagor, James L. Boggs and Margaret T. Boggs

\_\_\_\_\_, (herein "Borrower"), and the Mortgagee,  
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine Thousand and no/100  
\_\_\_\_\_ dollars, which indebtedness is evidenced by Borrower's  
note dated February 23, 1981, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid due and payable on \_\_\_\_\_  
March 1, 2001

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. \_\_\_\_\_ being shown and designated as Lot Number 175 of Sunny  
Slopes subdivision, Section 3 on plat of same recorded in Plat Book 6-H at  
Page 11 of the RMC Office for Greenville County.

This is the same property conveyed to the Mortgagors by deed of Brown Enter-  
prises of S.C., Inc., dated February 23, 1981 and recorded on even date  
herewith.

which has the address of Route 6 Box 357, Travelers Rest, South Carolina 29690  
\_\_\_\_\_  
\_\_\_\_\_  
(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.

SOUTH CAROLINA — 1981 Family — 6-21 — F.S.M.A./E.H.M.C. UNIFORM INSTRUMENT

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