

FILED
GRANT S. C.
APR 12 19 04 AM '81
DONNA HANBERSLEY
R.M.C.

REC. 1533 PAGE 80

MORTGAGE

THIS MORTGAGE is made this 12th day of March, 19 81, between the Mortgagor, RANDY L. ELGIN AND RITA C. ELGIN

, (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 SIX THOUSAND ONE HUNDRED SEVENTY ONE DOLLARS AND 48/100 dollars, which indebtedness is evidenced by Borrower's note dated March 12, 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 30, 1991

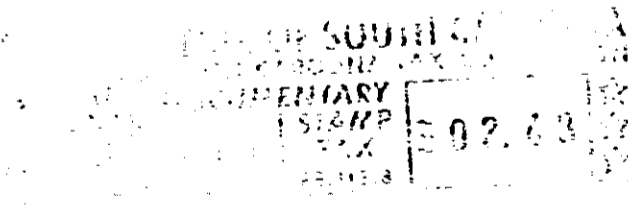
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 State of South Carolina, County of Greenville, and being known and designated as Lot No. 89 of Sunny Slopes Subdivision, Section One, according to a plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R, at Page 3, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Fernleaf Drive, joint front corner of Lots 88 and 89 and running thence with the common line of said lots, S. 36-42 E. 150 feet to a point; thence S. 53-18 W. 80 feet to a point; thence N. 36-42 W. 150 feet to a point on the edge of Fernleaf Drive thence running with said drive, N. 53-18 E. 80 feet to a point on the edge of said Drive, the point of BEGINNING.

THIS is the same property conveyed to the mortgagors herein by deed of Brown Enterprises of S. C., Inc., dated August 22, 1975, and recorded in the R.M.C. Office for Greenville County in Deed Book 1023 at Page 44.

THIS mortgage is junior in lien to that certain mortgage executed in favor of United States of America, dated August 22, 1975, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1346, at Page 819.



which has the address of Route 6, Box 308, Fernleaf Drive Travelers Rest, South Carolina 29690 (herein "Property Address");

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.

SCTO --- 1 MR13 81 918 4

6
8
0
0

4328 RV-2