

CP. FEB C.S.C.
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5000 BERSLEY
RMC

LONG, BLACK & GASTON

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MORTGAGE

THIS MORTGAGE is made this 1st day of April, 1981, between the Mortgagor, T. STEVEN BERRY AND LORI L. KLINE

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

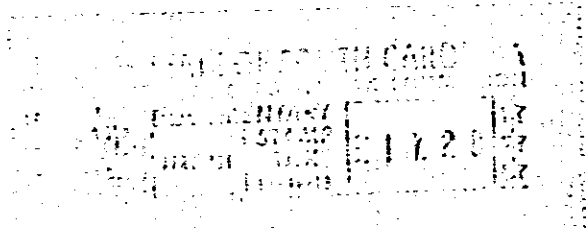
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THREE THOUSAND TWO HUNDRED DOLLARS AND NO/100 dollars, which indebtedness is evidenced by Borrower's note dated April 1, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on April 1, 2011

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, and being located on the southern side of Earle Street, being known and designated as Lot No. G of Map No. 4 as shown on a plat of property of Mountain City Land Improvement Company, prepared by J. N. Southern which plat is of record in the Office of the RMC for Greenville County, S. C., in Deed Book WW, at page 605, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Earle Street at the corner of Lot No. H, 65.5 feet from the southeastern corner of Earle Street and Wilson Street; and running thence with Earle Street, S. 84.5 E. 65.5 feet to an iron pin; thence running S. 5.5 W. 134.5 feet to an iron pin at the joint rear corner of Lots Nos. F and G; thence N. 84.5 W. 65.5 feet to an iron pin in the corner of Lot No. H; running thence with the line of Lot No. H, N. 5.5 E. 134.5 feet to the beginning corner.

THIS is the same property conveyed to the mortgagor's herein by deed of Noah T. Arrowood and Catherine C. Arrowood, dated April 1, 1981, and recorded simultaneously herewith.



which has the address of 123 West Earle Street Greenville, South Carolina 29609 (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 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.

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