

FILED
GREENVILLE CO. S. C.

APR 23 3 38 AM '81

JOHN LANKERSLEY

MORTGAGE

THIS MORTGAGE is made this 17th day of April, 1981, between the Mortgagor, ELLIS BURGESS

_____, (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 FOUR THOUSAND FOUR HUNDRED SEVENTY SEVEN DOLLARS AND 37/100 dollars, which indebtedness is evidenced by Borrower's note dated April 17, 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 30, 1986

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 lot of land in the State of South Carolina, County of Greenville, in Greenville Township, on the western side of Florida Avenue, near the City of Greenville, being shown as Lot 25, on plat of property of Nona Harris Squires, made by Piedmont Engineering, Service, on February 9, 1948, recorded in Plat Book "S" at Page 151, and described as follows:

BEGINNING at a stake on the western side of Florida Avenue 132.5 feet south from Peachtree Street at corner of Lot #26 and running thence with line of said Lot S. 71-00 W, 200 feet to a stake at corner of Lot #12; thence with the line of said lot S. 22-10 E. 67 feet to a stake at corner of Lot #24; thence with the western side of Florida Avenue N. 22-10 W. 67 feet to the beginning corner.

THIS is the same porperty conveyed to the mortgagor herein by deed of Horace Canady, Dated June 24, 1955, and recorded June 24, 1955, in the RMC Office for Greenville County in Deed Book 528 at Page 238..

which has the address of #20 South Florida Avenue Greenville
(Street) (City)
South Carolina 29611 (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.

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4.00CT

0.683

4328 RV.2