

GREENVILLE S.C.
APR 27 2 55 PM '81
SONNENSHINE REALTY

MORTGAGE

THIS MORTGAGE is made this 27th day of April,
1981, between the Mortgagor, ALVIN M. JOY AND MARION C. JOY

, (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 ELEVEN THOUSAND ONE HUNDRED
FORTY EIGHT DOLLARS AND 48/100 dollars, which indebtedness is evidenced by Borrower's
note dated April 27, 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 31, 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 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 all improvements
thereon, situate, lying and being in the State of South Carolina, Coun-
ty of Greenville, being known and designated as Lot 48 on plat of
Extension of Brookforest, made by Jones & Sutherland, May 14, 1958,
and recorded in the R.M.C. Office for Greenville County in Plat
Book QQ at page 17, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fairmont Avenue, joint
front corner of Lots 47 and 48 and running thence along the joint line
of said lots, N. 84-28 E. 140 feet to an iron pin; thence N. 5-32 W.
75 feet to an iron pin at the rear corner of Lot 49; thence along the
line of that lot, S. 84-28 W. 140 feet to an iron pin on the eastern
side of Fairmont Avenue; thence along the eastern side of Fairmont
Avenue, S. 5-32 E. 75 feet to the beginning corner.

THIS mortgage is junior in lien to that certain mortgage in favor of
First Federal Savings And Loan Association, recorded April 20, 1971,
in the RMC Office for Greenville County in REM Book 1187 at page 516,
in the original amount of \$15,300.00.

This being the same property conveyed to the Mortgagors herein by deed
recorded April 20, 1971 in Deed Book 913, page 200, given by Oscar R. &
Elizabeth C. Mills.

which has the address of 411 Fairmont Drive Greenville, S. C. 29605

(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.

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