

GR: 5:50  
S. C.  
APR 28 4 01 PM '81  
JONNA  
R.M.C. - RUSLEY

**MORTGAGE**

THIS MORTGAGE is made this 28th day of April, 1981, between the Mortgagor, BILLY RAY BOST

, (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 TEN THOUSAND ONE HUNDRED FORTY EIGHT DOLLARS AND 08/100-- dollars, which indebtedness is evidenced by Borrower's note dated April 28, 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 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 certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on Yown Road, being known and designated as Lot No. 87, Section 3, Tanglewood Subdivision, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book GG, at Page 793, and having such metes and bounds as shown thereon.

THIS is the same property conveyed to the Mortgagor herein by deed of Sandra E. Bost, dated November 25, 1978, and recorded November 28, 1978, in the R.M.C. Office for Greenville County in Deed Book 1092 at Page 669.

THIS mortgage is junior in lien to that certain mortgage in favor of C. Douglas Wilson Company, dated January 10, 1973, and recorded in the R.M.C. Office for Greenville County in R.E.M. Book 1263 at Page 111, in the original amount of \$26,500.00.

which has the address of 118 Yown Drive Greenville

South Carolian 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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