

PLAT BOOK

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S.C.
MAY 27 2 34 PM '81
JOHN...
GREENVILLE

PG 1512 PAGE 241

MORTGAGE

THIS MORTGAGE is made this 26th day of May, 1981, between the Mortgagor, Joe K. Garrison and Sandra C. Garrison

_____, (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 Thirty Four Thousand and no/100ths _____ dollars, which indebtedness is evidenced by Borrower's note dated May 26, 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 June 1, 2001

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 said State and County, in Grove Township, being designated as a lot of 1.73 acres fronting on the northwesterly side of S. C. Highway Number 20, a distance of 222.49 feet in accordance with a plat entitled, "Survey for Don R. Waldrop," prepared by C. O. Riddle, Surveyor, dated March 30, 1981 and recorded in the RMC Office for Greenville County in Plat Book 8-N at page 29 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwesterly edge of S. C. Highway Number 20, joint corner with property now or formerly of Annie S. McAbee, and running thence with the line of McAbee, N. 87-51 W., 337.46 feet to an iron pin; thence along the line of Donald R. Waldrop, N. 10-38 E., 221.61 feet to an iron pin; thence with the line of Mabel Robinson, S. 87-31 E., 353.24 feet to an iron pin on the northwesterly edge of S. C. Highway Number 20, thence with the right-of-way of said highway, S. 14-45 W., 222.49 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors by deed of Donald R. Waldrop to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 13.80

which has the address of Route 6, Box 207, Piedmont, S. C. 29673
(Street) (City)

(State and Zip Code) (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 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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