

907 North Main Street, Anderson, South Carolina 29622

JUN 3 20 PM '81

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DONALD W. HERSLEY

MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1981, between the Mortgagor, LARRY W. ESSICK AND JOYE C. ESSICK

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

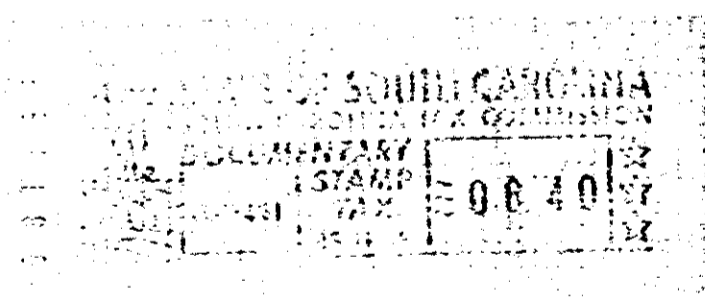
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTEEN THOUSAND AND NO/100 dollars, which indebtedness is evidenced by Borrower's note dated June 4th, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on JULY 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 certain piece, parcel or lot of land in Gantt Township, in Greenville County, South Carolina, being known and designated as Lot No. 181 on a plat of Augusta Acres, property of Marsmen, Inc., recorded in the RMC Office for Greenville County, S. C., in Plat Book "S", Page 201 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Henderson Avenue at the joint corner of Lots Nos. 180 and 181, and running thence with the line of Lot No. 180, N. 1-56 W. 230.5 feet to an iron pin; thence with the rear line of Lot No. 166, S. 86-52 W. 100.4 feet to an iron pin, joint corner of Lots Nos. 181 and 182; thence with the line of Lot No. 182, S. 1-56 E. 221.6 feet to an iron pin on the North side of Henderson Avenue; thence with Henderson Avenue, S. 88-04 E. 100 feet to an iron pin, the beginning corner.

Derivation: Deed Book 1143, Page 747 - William R. Hester and Aleathea B. Hester 3/5/81



which has the address of 115 Henderson Avenue 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 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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