

FILED
OCT 12 4 44 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1535 PAGE 65

THIS MORTGAGE is made this 12th day of October 1981, between the Mortgagor, George Petusky, Jr. and Mary K. Petusky (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100--- (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 12, 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 November 1, 1988

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, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, on the Southern side of Heritage Lane and being known and designated as Lot 13 of Heritage Glen, Section II, as shown on a plat thereof prepared by Freeland & Associates, Surveyors, dated December 14, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X at page 52, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Heritage Lane at the joint front corner of lots 13 and 14 and running thence with the line of lot 14, S. 4-05 W., 406.6 feet to an iron pin on the line of lot 7, at the joint rear corner of lots 13 and 14; thence with the rear line of lots 7 and 8, N. 89-20 W., 200.4 feet to an iron pin at the joint rear corner of lots 13 and 11; thence with the rear line of lots 11 and 12, N. 4-06 E., 418.6 feet to an iron pin on the southern side of Heritage Lane; thence with the southern side of Heritage Lane, S. 85-54 E., 200 feet to the point of beginning.

For deed into mortgagors see deed from Pavco Industries, Inc., dated February 24, 1981, and recorded March 27, 1981, in Deed Book 1145 at page 178.

Mortgagee's mailing address: P. O. Box 10148
Greenville, SC 29603

This mortgage is junior and subordinate to that certain mortgage executed and recorded May 29, 1981 to Carolina Federal Savings & Loan Association recorded in Mortgage Book 1542 at page 528.

which has the address of Lot 13, Heritage Lane Simpsonville
(Street) (City)

S. C. 29681 (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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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
OCT 12 1981
STAMP
\$ 0 4 90
FD 11123

5905

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