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GREENVILLE CO. S. C.

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Re-Record

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BOOK 1579 PAGE 184

DONNIE S. TANKERSLEY  
R.M.C.

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

BOOK 1580 PAGE 442

THIS MORTGAGE is made this 27th day of August,  
1982, between the Mortgagor, Bruce C. Cable

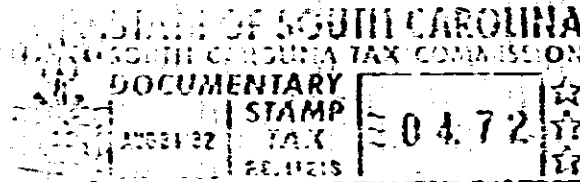
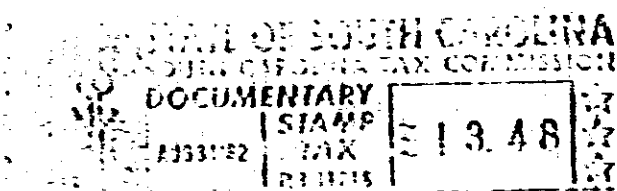
\_\_\_\_\_, (herein "Borrower"), and the Mortgagee,  
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand Four Hundred  
Sixty-Nine and No/100 dollars, which indebtedness is evidenced by Borrower's  
note dated August 27, 1982, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid due and payable on September 1, 2012

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 unit situate, lying and being in the State of South  
Carolina, County of Greenville, being known and designated as Unit No. 16-D of  
Sugar Creek Villas Horizontal Property Regime, as is more fully described in  
Declaration (Master Deed) dated September 15, 1980, and recorded in the RMC Office  
for Greenville County on September 15, 1980 in Deed Book 1133 at Pages 365-436,  
inclusive, and survey and plot plan recorded in the RMC Office for Greenville County  
in Plat Book 7-X at Page 40, as amended by First Amendment to Declaration (Master  
Deed) of Sugar Creek Villas Horizontal Property Regime, dated February 25, 1981 and  
recorded in the RMC Office for Greenville County on February 26, 1981, in Deed Book  
1143 at Pages 305 through 319, inclusive. Said Amended Plat is recorded in Plat  
Book 7-X at Page 79.

THIS is the same property as that conveyed to the Mortgagor herein by deed from  
Donald G. Porter and June M. Porter recorded in the RMC Office for Greenville  
County of even date herewith.



which has the address of Unit No. 16-D, Sugar Creek Villas, Greer  
(Street) (City)  
South Carolina 29651 (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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