

SEP 24 3 53 PM '82

MORTGAGE

BOOK 1581 PAGE 502

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 24th day of September 1982, between the Mortgagor, William P. Perrin and Joann E. Perrin (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 21,850.00 which indebtedness is evidenced by Borrower's note dated September 24, 1982 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on November 23, 1982;

TO SECURE to Lender 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, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of State of South Carolina:

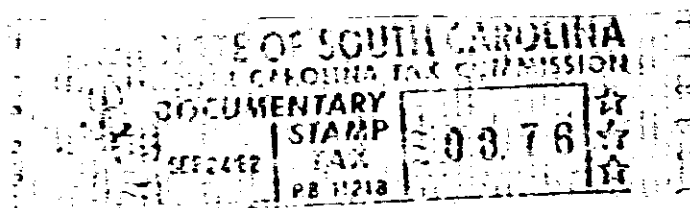
ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina known and designated as Lot 145 on plat of Country Estates, Section II, recorded in Plat Book 5R at Page 72 in the R. M. C. Office for Greenville County, South Carolina and as shown on a plat entitled "Property of William P. Perrin and Joann E. Perrin" dated September 23, 1982 and prepared by Carolina Surveying Company, R. B. Bruce, RLS, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Carolina Way, joint corner Lots 145 and 144 and running thence with said joint line N. 37-32 E. 330.0 feet to an old iron pin; thence S. 66-10 E. 143.65 feet to an old iron pin at the joint rear corner of Lots 145 and 146; thence running along the joint line of Lots 145 and 146 S. 32-43 W. 358.95 feet to an old iron pin on the northern side of Carolina Way; thence with said Carolina Way N. 56-30 W. 90 feet to an old iron pin; thence N. 52-28 E. 80 feet to an old iron pin on the northern side of Carolina Way, the point of Beginning.

This being the same property conveyed to the Mortgagors herein by deed of Mitchell D. Goodson and Janis H. Goodson dated September 24, 1982 and recorded in the R. M. C. Office for Greenville County, South Carolina contemporaneously herewith.

This property is conveyed subject to all restrictions, easements and rights-of-way, if any, affecting the above described property.

This mortgage is second and junior in lien to that certain mortgage from Mortgagors herein to South Carolina Federal Savings and Loan Association dated September 24, 1982 in the original amount of \$46,700.00 and recorded in the R. M. C. Office contemporaneously herewith.



which has the address of 145 Carolina Way, Fountain Inn, South Carolina 29644 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

400 8 56021801

4328 RV-2