

FILED  
GREENVILLE S.C.

BOOK 1607 PAGE 211

MAY 19 4 33 PM '83

**MORTGAGE**

THIS MORTGAGE is made this 14th day of May, 1983, between the Mortgagor, John H. Huellmantel and Barbara L. Huellmantel

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

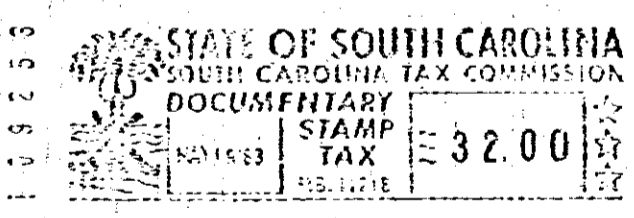
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty thousand and 00/100--- (\$80,000.00) dollars, which indebtedness is evidenced by Borrower's note dated May, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on June 1, 2013

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 County of Greenville, being known and designated as Lot No. 17 as shown on plat prepared by Dalton & Neves, Engineers, dated August, 1974, entitled Carter's Grove, Section No. 1, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book 4-R, at page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the curve of the cul-de-sac for Wakefield Court at the joint front corner of Lots 16 & 17, and running thence with the line of Lot 16, N. 8-41 E. 128.3 feet to an iron pin in the line of property now or formerly entitled Foxcroft Subdivision; thence with the line of property now or formerly of Foxcroft Subdivision S. 80-19 E. 127.4 feet to an iron pin at the joint rear corner of Lots 17 and 25; thence with the line of Lots 24 & 25 S. 7-35 W. 150 feet to an iron pin at the joint rear corner of Lots 17 & 18; thence with the line of Lot 18 S. 85-18 W. 105.6 feet to an iron pin in the line of the curve for Wakefield Court; thence with the cul-de-sac for Wakefield Court, the chord of which is N. 36-58 W. 70 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Neal C. Ford and Virginia C. Ford to John H. Huellmantel and Alan B. Huellmantel, Jr., dated April 17, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1146, at page 503, on April 17, 1983, and by deed of Alan B. Huellmantel, Jr. to mortgagors herein dated May 14th, 1983, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1188, at page 556, on May 19, 1983.



which has the address of 8 Wakefield Court Greenville  
(Street) (City)  
S. C. 29615 (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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