

Mortgagee's Address: 907 North Main Street,  
Anderson, S.C.

FILED  
GREENVILLE  
MAY 25 3 34 PM '83  
3021607 REC 375

**MORTGAGE**

THIS MORTGAGE is made this 20th day of May, 1983, between the Mortgagor, Ted J. Roper

\_\_\_\_\_, (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 Fifteen Thousand Six and 04/100----- (\$15,006.04)-----dollars, which indebtedness is evidenced by Borrower's note dated May 20, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable ~~88~~ in accordance with terms as therein contained.

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 piece, parcel or lot of land situate, lying and being on the terminus of Huntington Court, Butler Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 36 as shown on a plat of Huntington (Sheet No. 1), prepared by Piedmont Engineers and Architects, dated May 4, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW at Page 23, and having according to a more recent plat prepared by Piedmont Engineers and Architects, entitled "Survey of Lot No. 36, Huntington Sub.", recorded in Plat Book 4I at Page 95, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Huntington Court and at the joint front corner of Lots Nos. 36 and 35, and running thence with the line of Lot No. 35 S. 44-40 E. 342.0 feet to an iron pin in the rear line of Lot No. 38; thence with the rear line of Lots Nos. 38 and 37 S. 50-20 W. 280.0 feet to an iron pin in the line of property now or formerly of Greenville City Water Works; thence with the line of said Greenville City Water Works property N. 44-40 W. 365.0 feet to an iron pin at the joint rear corner of Lots Nos. 36 and 33; thence with the line of Lot No. 33 N. 43-21 E. 208.7 feet to an iron pin on the Western terminus of Huntington Court; thence with the curve of the Western terminus of Huntington Court, the following courses and distances: S. 69-58 E. 50.0 feet to an iron pin and N. 45-45 E. 49.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Harry J. Haynsworth, IV dated March 22, 1971 and recorded in the Greenville County RMC Office on March 24, 1971 in Deed Book 911 at Page 353.

This is a second mortgage and is junior in priority to that certain mortgage given by Ted J. Roper to Perpetual Building and Loan Association of Anderson, recorded in the Greenville County RMC Office on May 24, 1973 in REM Book 1278 at Page 420.

which has the address of Route 2, Huntington Court, Greenville,

S.C. 29607 (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.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY TAX STAMP  
MAY 25 1983  
\$ 06.04

0.375

4328-W-21