



MORTGAGE

THIS MORTGAGE is made this 23rd day of June, 1983, between the Mortgagor, Clarence Ashbell Ellis and Carolyn H. Ellis, of the County of Anderson, State of South Carolina -----, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

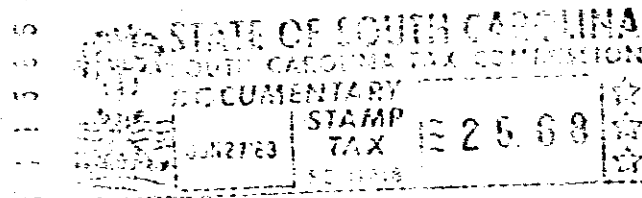
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Four Thousand, One Hundred Twenty-Five and no/100 --- (\$64,125.00)---- dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1983 -----, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on July 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 certain piece, parcel or lot of land together with improvements thereon, situate, lying and being on the Southern side of Devonshire Lane in Greenville, South Carolina, being shown and designated as Lot Number Fifty-One (51) of NORTHWOOD HILLS, SECTION I, as shown on plat prepared by Piedmont Engineers, and recorded in the Greenville County RMC Office in Plat Book QQ at page 156, and having the following metes and bounds according to a more recent survey entitled, "Property of Albert Davidson Oliphant, Jr., & Judy Meadows Oliphant," dated September 5, 1979, by Freeland & Associates: BEGINNING at an iron pin on the Southern side of Devonshire Lane at the joint front corner of Lots Fifty-One (51) and Fifty-Two (52), and running thence with the joint line of said lots, South 9-10 West 181.1 feet to an iron pin; thence North 80-52 West 120 feet to an iron pin at the joint rear corner of Lots Fifty-One (51) and Fifty (50); thence with the joint line of Lots Fifty-One (51) and Fifty (50), North 2-58 East 182.2 feet to an iron pin on the South side of Devonshire Lane; thence with Devonshire Lane South 84-10 East 80 feet to a point; thence continuing with Devonshire Lane South 76-20 East 60 feet to the point of beginning.

This is the same property conveyed unto Mortgagors herein by deed of Stanford Kosover, of even date, to be delivered and recorded simultaneously herewith.

MORTGAGEE'S ADDRESS: 907 North Main Street
Anderson, South Carolina 29621



which has the address of 3 Devonshire Lane, Northwood Hills Greenville
(Street) (City)
South Carolina (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 seized 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.