

FILED
GREENVILLE

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MORTGAGE

THIS MORTGAGE is made this 11 day of August,
19 83, between the Mortgagor, James D. Sosebee and Patricia M. Sosebee

(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 Thirty-Nine Thousand One Hundred
Fifty and No/100 (\$39,150.00) dollars, which indebtedness is evidenced by Borrower's
note dated August 11, 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 September 1, 1998

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 and lot of land, with buildings and improve-
ments thereon, situate, lying and being on the northwestern side of N.
Wingate Road, and being shown and designated as Lot No. 60 on a plat of
Section 2 of Pecan Terrace, recorded in the RMC Office of Greenville County
in Plat Book EE at Page 108, reference to which plat is craved for a more
complete metes and bounds description.

This conveyance is made subject to all rights of way, easements, conditions,
public roads and restrictive covenants reserved on plats and other instru-
ments of public record and actually existing on the ground affecting said
property.

This is the same property conveyed to the Mortgagors herein by general
warranty deed of Gaston S. Holland and Elaine S. Holland on August 11, 1983
and recorded in the Greenville County RMC Office in Deed Book 1194 at
Page 168.

which has the address of 120 North Wingate Road Greenville

SC 29605 (herein "Property Address").

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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.

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