

Mortgagee's Mailing Address: 907 N. Main St., Anderson, S.C. 29621

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JONNIE S. WATSON
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 5th day of August 1983, between the Mortgagor, William T. Mauldin and Cathy S. Mauldin, (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 Fifty Nine Thousand Three Hundred and no/100 (\$59,300.00) dollars, which indebtedness is evidenced by Borrower's note dated August 5, 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, 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 piece parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 38 and a portion of Lot 39 as shown on a plat of property of T. W. Dill Estate, recorded in the RMC Office for Greenville County in Plat Book I, at Page 31-B and being shown on a more recent plat entitled "Property of John A. Mengle and Earlene Mengle", prepared by Gould & Associates, Surveyors, dated July 5, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-L at Page 5, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on or near the northerly edge of the right of way of Old Chick Springs Road, lying approximately 555 feet more or less, from the intersection with Subur Road and running thence N. 31-43 W. 402.6 feet to an iron pin; thence running N. 64-34 E. 250.9 feet to an iron pin; thence running S. 23-59 E. 380.5 feet to an iron pin on or near the northerly side of Old Chick Springs Road; thence running along a line on or near the right of way of Old Chick Springs Road S. 59-40 W. 198.1 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of John A. Mengel and Earlene Mengel of even date and to be recorded herewith.

which has the address of 520 Chick Springs Rd. Greer S.C. 29651 (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, 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.

SOUTH CAROLINA

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