

Post Office Box 1247  
Anderson, South Carolina 29622-1247

BOOK 1623 PAGE 248

FILED  
GREENVILLE S.C.

**MORTGAGE**

AUG 30 10 22 AM '83  
August

THIS MORTGAGE is made this 26th day of August,  
19 83, between the Mortgagor, JAMES W. STUFF AND PATRICIA C. STUFF

JOHIE A.M.C., (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 No/100  
(\$80,000.00) dollars, which indebtedness is evidenced by Borrower's  
note dated August 26, 1983, (herein "Note"), providing for monthly payments of principal  
and interest, with the balance of the indebtedness, if not sooner paid due and payable on August 26, 1984

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 piece, parcel or lot of land situate, lying and being in  
Butler Township, Greenville County, South Carolina, being shown as Lot No.  
58, on a plat of ASHETON, SHEETS ONE AND TWO, made by Piedmont Surveyors,  
dated September 3, 1981, recorded in the R.M.C. Office for Greenville  
County, South Carolina, in Plat Book 8-P, Pages 84 and 85, reference to  
which plat is hereby craved for the metes and bounds thereof.

This is the identical property conveyed to the Mortgagors herein by  
Asheton, a General Partnership, by deed dated June 29, 1982, recorded  
July 1, 1982, in the R.M.C. Office for Greenville County in Deed Book 1169  
at Page 553.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
AUG 30 1983  
\$ 32.00

which has the address of Lot No. 58, 608 Asheton Way, Asheton Subdivision, Simpsonville  
(Street) (City)  
South Carolina 29681 (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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