

FILED  
GREENVILLE  
SEP 30 11 28 AM '83  
DONNELL R...

BOOK 1628 PAGE 634

**MORTGAGE**

THIS MORTGAGE is made this 30th day of September,  
19 83, between the Mortgagor, Michael D. Overstreet

\_\_\_\_\_, (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 Five Thousand One Hundred Thirty  
One and eight/one hundredths----- dollars, which indebtedness is evidenced by Borrower's  
note dated September 30, 1983, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid due and payable ~~XX~~ 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 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 or lot of land, situate, lying and  
being in the County of Greenville, State of South Carolina, and  
being shown and designated as Lot 77 on a plat of Augusta Acres  
recorded in Plat Book S at page 201 in the R.M.C. Office for Greenville  
County, South Carolina and having, according to said plat, the following  
metes and bounds to-wit:

BEGINNING at a point on Clearview Avenue at the joint front corner of  
Lots Nos. 76 and 77 and running thence with said Avenue N. 74-15E.  
100 feet to a point; thence running S. 15-45 E. 200 feet to a point;  
thence running S. 74-15 W. 100 feet to a point; thence running N. 15-45 W.  
200 feet to the point of beginning.

Being the same property conveyed to the mortgagor by Larry W. Essick  
d/b/a The Essick Company on 10-22-80 by deed recorded in said RMC office  
in Deed Book 1135 at Page 972.

This is a second mortgage junior in lien to a prior mortgage executed  
by the mortgagor in favor of the mortgagee in the sum of \$31,000.00  
and recorded 10-22-80 in Mortgage Book 1521 at Page 613.

*[Faint, illegible text, possibly a signature or stamp]*

which has the address of 106 Clearview Avenue Greenville, S. C. 29605  
(Street) (City)  
S. C. 29605 (herein "Property Address");  
(State and Zip Code)

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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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