

MORTGAGE

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THIS MORTGAGE is made this 26th day of March 1984 between the Mortgagor, Harold A. Larson (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, a corporation organized and existing under the laws of The United States of America, whose address is 907 North Main Street, Anderson, S.C. 29621 (herein "Lender").

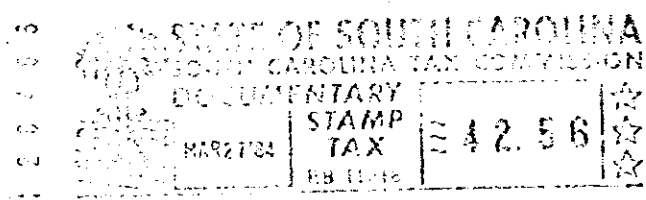
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Six Thousand Four Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on APR 11, 1999;

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 in the State of South Carolina, County of Greenville, on the southern side of Hollybrook Way, being shown and designated as Lot No. 44 on a plat of Holly Tree Plantation, Phase II, Section II, dated January 10, 1974, prepared by Piedmont Engineers and Architects, recorded in Plat Book 5D-48 in the RMC Office for Greenville County, reference to which plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagor herein by Deed of John P. Gates and Lucille F. Gates, of even date, to be recorded herewith in the RMC Office for Greenville County, S.C.

Mortgagee's address: 907 North Main Street, Anderson, S. C. 29621



which has the address of 107 Hollybrook Way Simpsonville S. C. 29681 (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.

