

GREENVILLE CO. S. C.

JUN 7 3 09 PM '79

DONNIE S. TANKERSLEY  
R.M.C.

P. O. Drawer 408  
Greenville, S. C. 29602

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### MORTGAGE

THIS MORTGAGE is made this 7th day of June, 1979, between the Mortgagor, STEVEN EDWARD PERONE and SUZANNE FRIDDLE, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

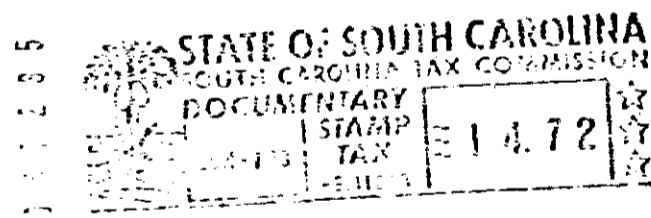
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand Eight Hundred and No/100 (\$36,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 7, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009.....;

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 certain piece, parcel or lot of land with the buildings and improvements thereon lying and being at the northwesterly corner of intersection of Wiuka Avenue and Wembly Road (formerly Highland Drive) and being the major portion of Lot No. 2, Block M, Section 6, on the plat of East Highlands Estates as recorded in the RMC Office for Greenville County, S. C. in Plat Book 0, Page 108, and having according to a more recent survey made by Webb Surveying & Mapping Co., the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwesterly corner of Wiuka Avenue and Wembly Road and running thence along the northerly side of Wiuka Avenue N. 74-40 W. 75 feet to an iron pin, corner of Lot No. 3; thence along the common line of Lot Nos. 2 and 3 N. 18-02 E. 145.5 feet to an iron pin; thence on a line through Lot No. 2 S. 74-45 E. 75 feet to an iron pin on the westerly side of Wembly Road; thence along said Road S. 18-02 W. 145.6 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of George W. Corell and Barbara Ann Corell of even date herewith to be recorded.



which has the address of 15 Wiuka Avenue Greenville, South Carolina 29607 (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.

GCTC --- JUN 7 79 1232

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