

JUN 14 10 20 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 14th day of June, 1979, between the Mortgagor, Carl K. Perkins and Marilyn J. Perkins (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

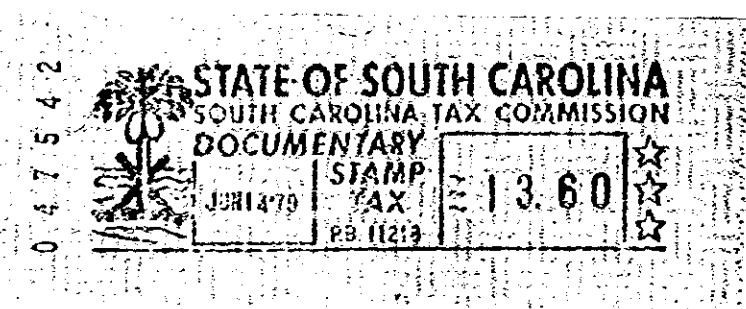
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Nine Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2004;

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 County of Greenville, State of South Carolina, shown and designated as Lot 32 of Dakota Hills Subdivision, Section II, and having according to a survey prepared by Carolina Surveying Company, June 12, 1979, and recorded in the R.M.C. Office for Greenville County in Plat Book 7-H, Page 20, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of Bison Court and running thence with the line of Lot 31, N. 20-49 E. 162.8 feet to a point, joint corner of Lots 32 and 33 and running thence with the line of Lot 33, S. 27-23 E. 246.0 feet to a point on the westerly side of Bismarck Drive and running thence with the said Bismarck Drive S. 62-37 W. 120.0 feet to a point; thence N. 72-23 W. 28.3 feet to a point; thence running N. 27-23 W. 50 feet to a point on the westerly side of Bison Court; thence running with said Bison Court N. 11-59 W. 70 feet to the point of beginning.

Derivation: J. Frank Williams, Deed Book 1104, Page 745, recorded June 14, 1979.



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which has the address of Bismarck Drive Pelzer, S. C. (herein "Property Address"); (Street) (City) (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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