

GRAND FILED
SOUTH CAROLINA CO. S. C.
OCT 1 4 09 PM '80
SONNERS BANKERSLEY
R.M.C.

BOOK 1518 PAGE 585

MORTGAGE

THIS MORTGAGE is made this 30th day of September
1980 between the Mortgagor, Bruce D. Stephens and Victoria B. Stephens

_____ (herein "Borrower"), and the Mortgagee,
Perpetual Building and Loan Association, a corporation organized and existing under the laws of the State of South
Carolina, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

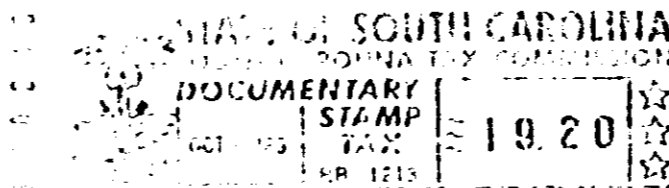
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-eight thousand and
no/00 dollars, which indebtedness is evidenced by Borrower's
note dated September 30, 1980 (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid due and payable on October 1, 2010

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 on the
western side of Bedford Drive near the City of Greenville, in the County
of Greenville, State of South Carolina, and known and designated as Lot
No. 37 of a subdivision known as Heathwood, plat of which is recorded
in the RMC Office for Greenville County in Plat Book KK at Page 35,
and having, according to the said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the westerly side of Bedford Drive at a
point 375 feet south of the southwesterly corner of the intersection of
Bedford Drive and East Heathwood Drive, said pin being the joint front
corner of Lots 38 and 37, and running thence along the joint line of
said lots, N. 80-06 W. 200 feet to an iron pin; thence S. 9-54 W. 100
feet to an iron pin, joint rear corner of Lots 36 and 37; thence along the
joint line of said lots, S. 80-06 E. 200 feet to an iron pin on the
westerly side of Bedford Drive; thence along the westerly side of said
Drive, N. 9-54 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Ray W.
McClellion, to be recorded of even date herewith.



which has the address of 106 Bedford Drive Taylors
(Street) (City)
South Carolina 29687 (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 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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