

SEP 24 3 52 PM '82

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of September 1982, between the Mortgagor, William P. Perrin and Joann E. Perrin (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six thousand seven hundred and no/100 (46,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1997....;

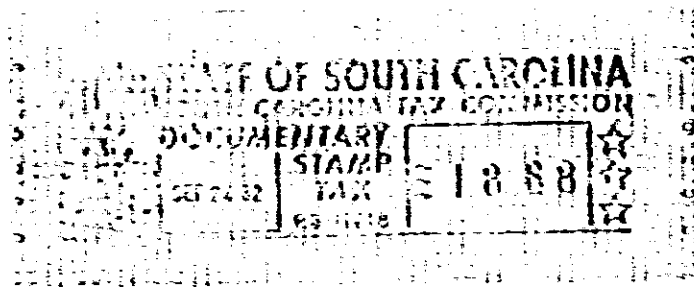
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina known and designated as Lot 145 on plat of Country Estates, Section II, recorded in Plat Book 5R at Page 72 in the R. M. C. Office for Greenville County, South Carolina and as shown on a plat entitled "Property of William P. Perrin and Joann E. Perrin" dated September 23, 1982 and prepared by Carolina Surveying Company, R. B. Bruce, RLS, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Carolina Way, joint corner Lots 145 and 144 and running thence with said joint line N. 37-32 E. 330.0 feet to an old iron pin; thence S. 66-10 E. 143.65 feet to an old iron pin at the joint rear corner of Lots 145 and 146; thence running along the joint line of Lots 145 and 146 S. 32-43 W. 358.95 feet to an old iron pin on the northern side of Carolina Way; thence with said Carolina Way N. 56-30 W. 90 feet to an old iron pin; thence N. 52-28 E. 80 feet to an old iron pin on the northern side of Carolina Way, the point of Beginning.

This being the same property conveyed to the Mortgagors herein by deed of Mitchell D. Goodson and Janis H. Goodson dated September 24, 1982 and recorded in the R. M. C. Office for Greenville County, South Carolina contemporaneously herewith.

This property is conveyed subject to all restrictions, easements and rights-of-way, if any, affecting the above described property.



which has the address of 145 Carolina Way, Fountain Inn, South Carolina 29644 (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.

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