



BOOK 1694 PAGE 134

McINIC, FRED, FRED, CLERN & SHERARD, ATTORNEYS

MORTGAGE

THIS MORTGAGE is made this 22nd day of April, 1983, between the Mortgagor, A. C. Wilson

_____, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$8,182.28 together with finance charges of \$11,243.32 for total repayment of \$19,425.60 dollars, which indebtedness is evidenced by Borrower's note dated April 22, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable ~~to~~ according to the terms therein contained.

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 Greenville Township, Greenville County, State of South Carolina being known and designated as Lot No. 1 of the property of L. F. Nolin according to survey made by W. J. Riddle, September, 1946, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Marion Road and Parker Road and running thence S. 50-20 E. 114.5 feet to an iron pin at corner of Lot No. 2 heretofore conveyed to W. E. West; running thence along joint line of Lot No. 1 and Lot No. 2, S. 60-15 W. 159.4 feet to an iron pin; running thence N. 24-50 W. 118.2 feet to an iron pin on Marion Road; running thence along Marion Road, N. 65-10 E. 109.7 feet to an iron pin, the beginning corner.

ALSO: All that piece, parcel or lot of land in Greenville Township, State of South Carolina, County of Greenville, being known and designated as Lot No. 3 as shown on plat above mentioned of the property of L. F. Nolin and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at joint front corner of Lots 1 and 3 on Marion Road and running thence along Marion Road, S. 65-10 W. 70 feet to an iron pin; running thence S. 24-50 E. 218.5 feet to an iron pin; running thence N 60-15 E. 70.3 feet to an iron pin; running thence N. 24-50 W. 212 feet to an iron pin, the beginning corner.

Being the same lots of land conveyed to A. C. Wilson and Melba D. Wilson by three deeds of record in the aforesaid Clerk's Office in Deed Book 489 at page 370, Deed Book 489 at page 367, and Deed Book 489 at page 357. The said Melba D. Wilson having conveyed her interest in said property unto A. C. Wilson by deed of record in the aforesaid Clerk's Office in Deed Book 1049 at page 828.

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which has the address of W. Marion Road (Berea Area) Greenville,
(Street) (City)
South Carolina 29602 (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 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.

