

MORTGAGE

1984-413

GREENVILLE, S.C.
JUN 25 3 45 PM '84
WATSON & WATSON
SHERIDAN

THIS MORTGAGE is made this 25th day of June 1984 between the Mortgagor, Michael E. Freeman and Vicki W. H. Freeman (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 907 North Main Street, Anderson, S. C., 29621 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Two Hundred Fifty-Six & 92/100 (\$7,256.92) Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable in accordance with terms as 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, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Westcliffe Way and being known and designated as Lot 113, Section 2 of Westcliffe Sub-division, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book JJJ at Pages 72 and 75, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Westcliffe Way at the joint front corner of Lots 112 and 113 and running thence along the joint line of said lots N. 9-00 W. 190 feet to an iron pin; thence S. 75-48 W. 110.4 feet to an iron pin; thence along the joint line of Lots 113 and 114 S. 9-00 E. 180 feet to an iron pin on the northern side of Westcliffe Way; thence along the northern side of Westcliffe Way N. 81-00 E. 110 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Harvey C. Baynard and Charles O. Baynard dated June 5, 1981 and recorded in the RMC Office for Greenville County on June 5, 1981 in Deed Book 1149 at Page 490.

This is a second mortgage and is junior in lien to that mortgage executed by Michael E. Freeman and Vickie W. E. Freeman in favor of Charter Mortgage Company which mortgage is dated June 5, 1981 and recorded in the RMC Office for Greenville County in Mortgage Book 1543 at Page 391.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JUN 26 84
02.92
PER 1215

which has the address of Route 4, Box 517 A Pickens
[Street] [City]
S. C. 29671
[State and Zip Code] (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 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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