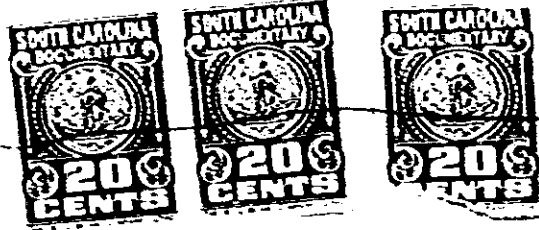


GREENVILLE CO. S. C.

AUG 12 1 03 PM '76

DONNIE S. TANKERSLEY
MORTGAGE



1976 PAGE 249

THIS MORTGAGE is made this 11th day of August 1976, between the Mortgagor Cecil W. McClimon (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 11th 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1976

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, situate, lying and being in the State and County aforesaid, in Chick Springs Township, in the City of Greer, on the Northeast side of Jason Street, being known and designated as a portion of Lot No. Four (4) of the subdivision of the property of David Cannon and Portima Cannon Estates as shown on plat prepared by R. E. Dalton, Engr., dated August, 1924, which plat is recorded in the R.M.C. Office for said County in Plat Book F at page 249, and being more particularly described as follows: Beginning at an iron pin on the Northeast side of Jason Street, which iron pin is approximately 200 feet Southeast of the intersection of Jason Street and Mosteller Street (now North Main Street), and running thence along the Northeast side of said Jason Street S. 57-30 E. 66.5 feet to an iron pin, joint front corner of Lots Nos. 3 and 4 as shown on the above said plat; thence with the line of said lots N. 31-30 E. 119.5 feet to an iron pin, joint rear corner with property owned now or formerly by William Drace; thence N. 57-19 W. 61.7 feet to an iron pin, joint corner with property owned now or formerly by Walker; thence S. 33-50 W. 119.5 feet to the point of beginning. This being the same property conveyed to A. H. Brockman, Jr., and Lois W. Brockman by George Beason by deed recorded on September 23, 1950, in Deed Book 419 at page 375 in said Office, and the same property conveyed to the Mortgagor herein by A. H. Brockman, Jr., and Lois W. Brockman by deed to be recorded forthwith in said Office. See also corrective deed of George Beason to A. H. Brockman, Jr., and Lois W. Brockman recorded on January 17, 1951, in Deed Book 427 at page 231 in said Office.



which has the address of 103 Jason Street Greer S. C. (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.

(CONTINUED ON NEXT PAGE)

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