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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1393 PAGE 631

MORTGAGE

THIS MORTGAGE is made this 31st day of March, 1977, between the Mortgagor, F. V. Clinkscales and Ruth B. Clinkscales (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 Fifteen Thousand and no/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1977.

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: being known and designated as Lot No. 40 in the subdivision known as Park Hill, according to plat recorded in the RMC Office for Greenville County in Plat Book I, Page 36 and more particularly described as follows:

BEGINNING at an iron pin on Aberdeen Avenue and running thence S. 62-50 W., 135 feet to an iron pin; thence S. 57-59 W., 40 feet to an iron pin, corner of Lot No. 14 thence S. 32-55 W., 72 feet to corner of Lot No. 14 thence N. 62-50 W., 165.7 feet to a pin on Aberdeen Avenue; thence with Aberdeen Avenue, N. 27-10 E., 75 feet to the beginning corner.

This is the identical property conveyed to the mortgagors by Will of C. C. Clinkscales and Life Estate of Bertie H. Clinkscales, said Will being recorded in Apt. 765 at File 21, for the Probate Court of Greenville County.

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which has the address of 111 Aberdeen Avenue, Greenville, South Carolina (Street) (City) (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.

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