

## MORTGAGE

THIS MORTGAGE is made this 30th day of August 1977, between the Mortgagor, Barry K. McClamrock (herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of whose address is P. O. Box 455, Travelers Rest, S. C. 23 S. Main St. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Four Hundred and No/100 (\$18,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 August 1, 1987

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near Travelers Rest, S.C., containing 4.085 acres, more or less, as shown on plat of property of T.H. Stokes and Roy Farnham, recorded in the R.M.C. Office for Greenville County in Plat Book FF, at page 439 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an point in the center of Little Texas Road at the corner of property now or formerly belonging to David and Ethel Orr, which point is in the center of the bridge over South Beaver Dam Creek, and running thence along said Creek as the line in a northerly direction 275 feet, more or less, to a poplar at the corner of D.B. Howell; thence N. 26-0 W. 115 feet to a point; thence along Montevideo Subdivision S. 71-0 W. 500 feet to a point in the center of East Scenic Drive; thence along the center of said Drive S. 10-0 E. 270 feet to a point; thence S. 44-56 E. 207.5 feet to an iron pin in or near the center of Little Texas Road; thence with the center of said Road N. 35-20 E. 112 feet to an iron pin; thence N. 46-32 E. 105.6 feet to a point; thence N. 77-0 E. 132 feet to the point of beginning, and being the same conveyed to the Mortgagor by deed of Ruby T. Batson of even date herewith and to be recorded herewith.

TAX 57.38  
PB 1178

which has the address of Little Texas Road Travelers Rest  
S.C. 29690 (herein "Property Address");  
[State and Zip Code] [Street] [City]

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.