

FILED
GREENVILLE CO. S. C.
APR 23 11 16 AM '79
RONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 16th day of April, 1979, between the Mortgagor, Robert G. Clayton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

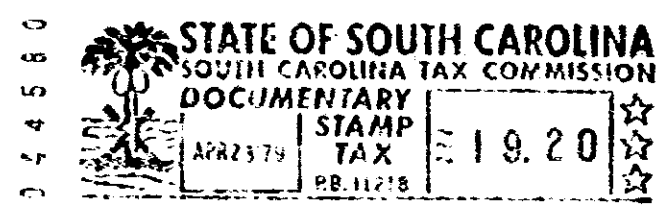
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-eight Thousand and No/100 (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 17, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009.....;

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 of South Carolina, County of Greenville, being known and designated as Lot No. 12, as per plat prepared by Piedmont Engineering Service, March, 1959, entitled Fenwick Heights, Section 1, said plat being recorded in the RMC Office for Greenville County in Plat Book QQ, Page 44, and having according to said plat the following metes and bounds:

BEGINNING at a point on Inverness Court (formerly Gippy Court), joint front corner of Lots 12 and 13, running thence along line of Lot 13 South 46-27 W., 175.7 feet to a point on the line of Lot 6; thence along the line of Lots 6, 8 and 9 S. 62-40 E. 135 feet to a point on line of lot 9 and 11; thence along line of lot 11 N. 40-02 E. 168.6 feet to a point on Gippy Court (now Inverness Court); thence along Inverness Court N. 55-40 W. 42 feet; thence N. 65-08 W. 73 feet to a point, the same being the point of BEGINNING.

This is that property conveyed to Mortgagor and Ronni S. Clayton by deed of M. L. Lanford, Jr., recorded October 7, 1966, in the RMC Office for Greenville County, South Carolina, in Deed Book 807 at page 250. Ronni S. Clayton conveyed her one-half (1/2) interest in this property to Mortgagor by deed dated and filed concurrently herewith but prior to this mortgage.



GCTO --- 1 AP23 79 1512

which has the address of 5 Inverness Court, Greenville (City), South Carolina 29611 (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.

5.50C1

0990

4328 RV-2