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GREENVILLE CO. S. C.
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MORTGAGE

VOL 1467 PAGE 100

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 17th day of May 1979, between the Mortgagor, Junior S. Clayton and Donna Lee C. Clayton (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

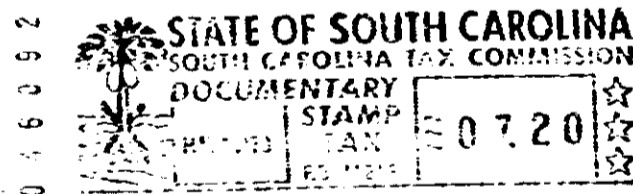
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and no/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1994.

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, O'Neal Township and being shown and designated as 1.64 acres on a plat for Junior S. Clayton and Donna Lee C. Clayton prepared by Wolfe and Huskey, Inc. R.L.S. on May 9, 1979, to be recorded herewith, as having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Berry's Mill Road where it intersects with a county road and running thence down the center of Berry's Mill Road S. 35-02 W. 147.0 feet to a nail and cap, Thence S. 40-47 W 140 feet to a nail and cap in the center of Berry's Mill Road, thence N. 43-00 W. 243.8 feet to an old iron pin; thence along the boundary of Paul Barton N. 45-45 E. 353.0 feet to an iron pin, thence S. 24-10 E. 217.6 feet to the beginning corner.

This is the identical property conveyed to Junior S. Clayton and Donna Lee C. Clayton by deed of Ernest J. Vaughn on May 5, 1978 and duly recorded in Deed Book 1079 at page 62 in the R.M.C. Office for Greenville County on May 12, 1978.



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which has the address of Route 3 Berry's Mill Road Greer, South Carolina (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.

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