

P. O. Drawer 408
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C. VOL 1467 PAGE 320

MAY 22 3 56 PM '79

MORTGAGE
JONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 22nd day of May,
1979, between the Mortgagor, Ronald S. Clement,
(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").

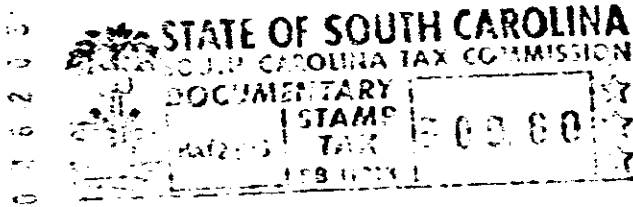
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand
and 00/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated May 22, 1979, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or lot of land situate, lying and being
in the County of Greenville, State of South Carolina, being known and
designated as Lot No. 12, Block A, on a plat of Augusta Court, which
plat is recorded in the RMC Office for Greenville County in Plat Book
F, at Page 124, and having according to a more recent plat of the property
of Ronald S. Clement prepared by Carolina Surveying Company, R. B. Bruce,
RLS #1952, and recorded in the RMC Office for Greenville County in Plat
Book 7-F at Page 17, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Augusta Court
at the joint front corners of Lots 12 and 13 and running thence with the
joint line of said lots N. 52-03 E., 190 feet to an iron pin; thence
S. 37-57 E., 65 feet to an iron pin; thence S. 52-03 W., 188.2 feet to
an iron pin on the northerly side of Augusta Court; running thence with
the said side of Augusta Court N. 39-33 W., 65 feet to an iron pin, the
point of beginning.

This being the same property conveyed to the mortgagor herein by
deed of James M. and Robbie B. South of even date herewith.



GCTO -----3 MY22 79

which has the address of 30 Augusta Court Greenville,
South Carolina 29605 (herein "Property Address");
(State and Zip Code)

568

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.

3.50C1

SOUTH CAROLINA — UNIFORM INSTRUMENT ACT

19 2 0

4328 RV-2