

FILED
GREENVILLE CO. S.C.

OCT 31 9 33 AM '79

DONNIE S. TANKERSLEY
R.M.C.

1483-458

MORTGAGE

THIS MORTGAGE is made this 26th day of October, 1979 between the Mortgagor, Gerald V. Clark and Vicki H. Clark, (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 Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 July 1, 2010;

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 shown and designated as Lot Number 2 on plat of CLARK MANOR subdivision prepared by R.B. Bruce, Surveyor, dated November 10, 1978, and recorded in Plat Book 6-H at Page 61 of the RMC Office for Greenville County.

This is the same property conveyed to the mortgagors by deed of Perry Clark recorded February 26, 1979 in Deed Book 1097 at Page 397, RMC Office for Greenville County.

SOUTH CAROLINA
COUNTY OF GREENVILLE
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which has the address of Route 5 Box 48, Simpsonville, South Carolina 29681
(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 seized 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.

SOUTH CAROLINA — 1979 EDITION — OF THE UNIFORM INSTRUMENTS ACT

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