

LOVE, THORNTON, ARNOLD & THOMASON
 File # 27438 Atty. Sec. le
 N. Owner Edwin E. Clement & Jean P. Clement
 L.R. No. # 5943-1-21

Mortgagee's Address:
 P. O. Box 1268
 Greenville, S. C. 29602

BOOK 1508 PAGE 145

JUL 11 4 34
 DONN. HARRISLEY
 N.M.C.

THIS MORTGAGE is made this 18th day of July, 1980, between the Mortgagor, EDWIN E. CLEMENT and JEAN P. CLEMENT (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").

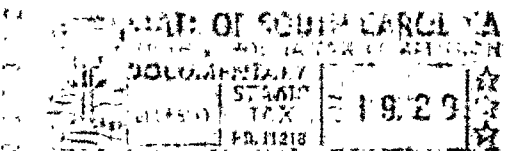
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Eight Thousand and no/100 (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2000;

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 at the eastern corner of the intersection of Mill Creek Road and Martingale Lane in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 21 on plats of Millcreek Estate recorded in Plat Book 4X at Pages 87 and 88 and Plat Book 5D at Pages 53 and 54 and being described more recently in plat of Edwin E. Clement and Jean P. Clement, dated July 17, 1980, prepared by Freeland & Associates, recorded in Plat Book 8-A at Page 56, to-wit:

BEGINNING at an iron pin on the eastern side of Mill Creek Road at the joint front corner of Lots 20 and 21 and running thence along the common line of said lots S. 77-40 E. 427.5 feet to a point in the center of a creek; thence along said creek, the center of same being the line, S. 13-29 W. 50 feet to a point; thence leaving said creek S. 58-50 W. 323.2 feet to an iron pin on the cul-de-sac of Martingale Lane; thence along the northern side of said cul-de-sac N. 85-49 W. 50 feet to an iron pin on the northern side of Martingale Lane; thence along the northern side of said lane N. 55-49 W. 176.70 feet to an iron pin at the intersection of said lane and Mill Creek Road; thence N. 11-45 W. 35.92 feet to an iron pin on the eastern side of Mill Creek Road; thence along the eastern side of said road N. 26-46 E. 100 feet to an iron pin; thence continuing along said road N. 19-54 E. 85 feet to an iron pin at the joint front corner of Lots 20 and 21, the point of beginning.

DERIVATION: Deed of Mill Creek, a Limited Partnership recorded September 7, 1979 in Deed Book 1111 at Page 1.



which has the address of 5 Martingale Lane, Piedmont, S. C. 29673 (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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