

REC'D S.C.
JUL 24 '80
PRESSLEY

BOOK 1509 PAGE 314

MORTGAGE

THIS MORTGAGE is made this 31st day of July, 1980 between the Mortgagor, Carol L. Clary, (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/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 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 August 1, 2010 ..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:

All that piece, parcel or lot of land situate, lying and being on the eastern side of Pinlico Road, City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 98 as shown on Plat of Section A, Cower Estates, prepared by Dalton & Neves, Engineers, dated January 1960 and recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 146 and 147 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Pinlico Road at joint front corner of Lots 97 and 98 and running thence with line of Lot No. 97 N. 67-46 E. 175 feet to an iron pin; thence S. 22-14 E. 100 feet to an iron pin; thence with line of Lot No. 99, S. 67-46 W. 175 feet to an iron pin on the eastern side of Pinlico Road; thence with the eastern side of Pinlico Road N. 22-14 W. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of James Boyce Pressly, Jr. and Jane Earle F. Pressly dated 7/31/80 to be recorded herewith.

which has the address of 239 Pinlico Road, Greenville, S. C. 29607 (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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