

FILED
GREENVILLE, S. C.

MORTGAGE

BOOK 1510 PAGE 243
P. O. Box 10148
Greenville, S. C. 29603

THIS MORTGAGE is made this 4th day of August 1980, between the Mortgagor, DONALD H. CLANTON (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 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 September 1, 1985.

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 certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the southeastern side of Dundee Lane in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 22 of a subdivision known as Stratford Forest, and having according to a plat of said subdivision prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, at Page 89, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Dundee Lane at the joint front corner of Lots Nos. 21 and 22 and running thence with the line of Lot No. 21 N. 82-25 E. 321.7 feet to an iron pin; thence S. 32-39 W. 409.9 feet to an iron pin at the joint rear corner of Lots Nos. 22 and 23; thence with the line of Lot No. 23 N. 57-41 W. 186 feet to an iron pin on the southeastern side of Dundee Lane; thence with the curve of the southeastern side of Dundee Lane, the chord of which is N. 22-52 E. 112.4 feet to an iron pin; thence continuing with the curve of the southeastern side of Dundee Lane, the chord of which is N. 6-59 E. 101.0 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of The Peoples National Bank of Greenville, S. C., Agent for Furman University, to Donald H. Clanton recorded July 25, 1973, in Deed Book 979, Page 795.

which has the address of Lot 22, Dundee Lane, Stratford Forest, near Greenville, 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 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.

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