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MORTGAGE

BOOK 1538 PAGE 258

THIS MORTGAGE is made this 6th day of APRIL 1981, between the Mortgagor, BUDDY G. CLAYTON AND ELIZABETH ANN CLAYTON (herein "Borrower"), and the Mortgagee, AMERICAN 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 SIXTEEN THOUSAND FOUR HUNDRED NINETY-TWO AND 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 6, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 1, 1986

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 in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Watson Road and being known and designated as Lot No. 87 of Block A, Section 2 of ORCHARD ACRES Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book BB at page 103 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 887, at page 87.

The Grantees herein assumes and agrees to pay that certain mortgage to Collateral Investment Company recorded in the RMC Office for Greenville County in Mortgage Book 1151 at page 341 on March 26, 1970, in the original amount of \$19,900.00 and having a present balance of \$19,246.83.

This is the same property conveyed by deed of Jesse W. Ray, Jr. and Dianne B. Ray, dated and recorded 2/1/74 in volume 993, page 301 of the RMC Office for Greenville County, SC.

which has the address of 303 WATSON ROAD TAYLORS, SC 29687 (herein "Property Address"); (Street) (City) (State and Zip Code)

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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