



MORTGAGE

BOOK 1581 PAGE 785

THIS MORTGAGE is made this 10th day of September 1982 between the Mortgagee, Deane S. Tankersley, and the Borrower, John M. Clawson and Linda H. Clawson (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,075.04 which indebtedness is evidenced by Borrower's note dated 9/10/82 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 1, 1987;

TO SECURE to Lender 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, 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 northwesterly side of Grey Stone Court near the City of Greenville, South Carolina being known and designated as Lot No. 195 on plat entitled "Map No. 2, Section 1, Sugar Creek" as recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4R at Page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Grey Stone Court, said iron pin being the joint front corners of Lots Nos. 194 and 195 and running thence with the northwesterly side of Grey Stone Court S. 56-14-02 W. 73.71 feet to an iron pin; thence continuing with Grey Stone Court S. 53-02-01 W. 26.25 feet to an iron pin, the joint front corner of Lots No. 195 and 196; thence with the common line of said lots N. 36-57-59 W. 132.68 feet to an iron pin, the joint rear corner of Lots Nos. 195 and 196; thence N. 55-50-48 E. 114.70 feet to an iron pin, the joint rear corner of Lots Nos. 194 and 195; thence with the common line of said lots S. 30-33-56 E. 131.99 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, easements and rights of way, if any, affecting the above described property.

This is the identical property conveyed to the grantors herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., a South Carolina Corporation, dated February 16, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1051 at Page 108.



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which has the address of 204 Grey Stone Court, Greer, South Carolina 29651 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

- UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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