



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 14,634.88

THIS MORTGAGE is made this 4 day of May 19 83 between the Mortgagor, Jack M. Clark (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight thousand, two hundred, ninety-seven and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 1983 (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 5, 1993

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 tract of land situate, lying and being in Grove Township, Greenville County, State of South Carolina, on the Northern side of the road leading from St. Alban's School to Huff's Bridge, containing 15 acres, more or less, and having, according to a plat by W.K. Riddle, dated 1932, the following metes and bounds, to-wit:

Beginning at a point near the center of the above named road at the joint corner of property of the J.C. James Estate and running thence with the said road, S.68 E. 557 feet to an iron pin at the corner of property now or formerly of Jack M. Clark: thence running N. 15-30 E. 1468 feet to an iron pin on the property now or formerly of the J.R. Riddle Estate; thence with the Riddle line, S. 73 W. 527 feet to a stone; thence with the line of the J.C. James Estate, S. 20-W 1121 feet, more or less, to the point of beginning, less 2.5 acres sold.

This is the same property conveyed to William Thomas Mobley and Permeila N. Mobley by deed recorded in the RMC Office for Greenville County in Deed Book 704 at Page 143.

Derivation, This is the same property conveyed to Jack M. Clark, his heirs and assigns forever, by deed dated March 11, 1965 and recorded in the RMC Office for Greenville County, March 17, 1965 in Deed Book 769 at Page 303. Deeded by William Thomas Mobley and Permeila N. Mobley. Less 2.5 acres deeded out of and released (Deed Book 1059 Page 86

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which has the address of Rt. 3 Holcombe Rd. Simpsonville, South Carolina 29681 (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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