



Documentary Stamps are figured on the amount financed: \$ 6,518.07

# MORTGAGE

THIS MORTGAGE is made this 31st day of May 1983, between the Mortgagor, Edwin E. and Jean P. Clement (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 Nine Thousand, one hundred-fifty-two and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 July 15, 1988.

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:

Edwin E. Clement and Jean P. Clement, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown designated as Lot Number 21 of Millcreek Estates, recorded in Plat Book 4-X at Pages 87 & 88 of the RMC Office Greenville County.

This is a portion of the same property conveyed to the Grantor by deed of Kasper F. Fulghum, et al recorded June 28, 1974 in Deed Book 1002 at Page 71, RMC Office for Greenville County.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way record, or on the ground, which may affect said lot.

This is the same property conveyed by Deed of Mill Creek, a ltd. partnership, dated August 31, 1979, recorded September 7, 1979 in volume 1111 at page 1 of the RMC Office of Greenville County, South Carolina.

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which has the address of 5 Martindale Dr. Piedmont, SC 29673 (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.

11-056232-01

6,518.07

