

MORTGAGE

301 COLLEGE ST
GREENVILLE, S.C. 29602
RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA

FILED

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

GREENVILLE
AUG 12 9 58 AM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Kenneth F. Clayton
Greenville County, South Carolina

of
hereinafter called the Mortgagor, send(s) greetings.

WHEREAS, the Mortgagor is well and truly indebted unto **First Federal Savings and Loan Association of South Carolina**

a corporation
organized and existing under the laws of **The United States**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twenty Four Thousand One Hundred and No/100**-----
Dollars (\$ **24,100.00**).

with interest from date at the rate of **Thirteen and one-half** per centum (**13.50**)
per annum until paid, said principal and interest being payable at the office of **First Federal Savings and Loan Association of South Carolina, P. O. Box 408, 301 College Street** in **Greenville, S. C. 29602**
or at such other place as the holder of the note may designate in writing, in monthly installments of **Two Hundred Seventy Six and 04/100**-----
Dollars (\$ **276.04**),
commencing on the first day of **October**, **1983**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **September, 2013**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of **Three Dollars (\$3)** to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville** State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina on the southwestern side of Fifth Avenue and being known and designated as Lot No. 162 of Section 1 according to a plat entitled "Subdivision of Village Houses, F. W. Poe Manufacturing Company, Greenville, S. C." by Dalton & Neves, dated July, 1950 and recorded in the RMC Office for Greenville County in Plat Book Y at Page 26 through 31, inclusive, reference being craved to said plat for a metes and bounds description thereof.

This being the same property acquired by the Mortgagor by deed of **Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D. C.** recorded in the RMC Office for Greenville County in Deed Book **1190** at Page **779** on June **21, 1983**.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he is of good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and to defend defendable and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal and interest on the indebtedness herein provided. Payment is to be made to the Mortgagee at the office of the Mortgagee or at such other place as the Mortgagee may designate in writing. The principal shall be next due on the first day of each month beginning on the first day of **October, 1983** and continuing until the first day of **September, 2013**. Interest shall be due and payable on the first day of each month thereafter until the principal and interest are fully paid.

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RECORDED