

FILED
GREENVILLE
SEP 30 1983

MORTGAGE

THIS MORTGAGE is made this 30th day of September, 1983, between the Mortgagor, Frederick Dextor Clinkscale

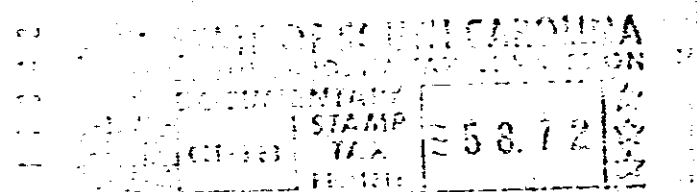
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred forty-six thousand seven hundred fifty and 00/100 (\$146,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 October 1, 2013

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 certain piece, parcel or lot of land situate, lying and being known and designated as Lot No. 58 of a subdivision known as "Club Forest" as shown on plats recorded in the RMC Office of Greenville County in Plat Book 9F at pages 15, 16, and 17 and according to a more recent plat entitled "Club Forest, Lot 58, Property of Jerry D. Shive and Marsha C. Shive" by Freeland and Associates dated March 24, 1983, the following metes and bounds:

BEGINNING at an old iron pin on Michaux Drive which point is 352.5 feet +/- from Paris Road and running thence along Michaux Drive N 04-51 E 52.64 feet to an old iron pin thence N 14-44 E 45.50 feet to an old iron pin; thence leaving said road and turning and running N 04-58 E 25.14 feet to an old iron pin; then N 03-19 E 72.37 feet to an old iron pin; thence turning and running along the line of Lot 57 S 85-02 E 208.21 feet to the point of beginning. Said lot's fourth side turns a leaves said road from an old iron pin at N 14 44E and runs N 55-02 W for 198.51 feet to an old iron pin at N 04-58E



This being the same property heretofore conveyed to the Grantors by Deed of Custom House Associates, a General Partnership recorded April 11, 1983, Deed Book 1185 at page 467

which has the address of 206 Michaux Drive Greenville, South Carolina 29605 (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.

0750

1328 RV-2