

GREENVILLE  
OCT 3 3 1983  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 3rd day of October 1983, between the Mortgagor, Edward W. Clay, Jr. and Edward W. Clay (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 Twenty-Eight Thousand & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 3, 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 November 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:

BEING ALL that piece, parcel or lot of land with improvements thereon, or hereafter constructed thereon, according to a plat by Mitchell Baker and according to said plat known and designated as Lot No. 39, on a plat of Idlewild Subdivision according to a plat recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book N at Pages 54 & 55 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin 655 feet North of the Intersection of Idlewild Avenue and Parkston Avenue and running thence with Lot No. 38, N. 77-48 E. 132.20 feet; thence N. 12-16 W. 85 feet with F. L. Riddle property; thence with Lot 40, S. 77-48 W. 132.11 feet to Parkston Avenue; thence with Parkston Avenue, S. 12-12 E. 85 feet to the beginning corner.

This being the same property conveyed by deed from Westminister Company, Inc. unto Edward W. Clay, and Edward W. Clay, Jr., and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1145 at Page 151 recorded the 27 day of March, 1981.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
11.20

which has the address of 205 Parkston Avenue, Greenville, South Carolina  
[Street] [City]  
..... (herein "Property Address");  
[State and Zip Code]

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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