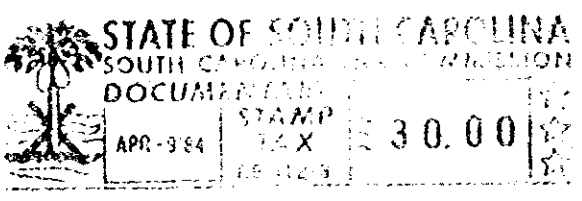


21333



MORTGAGE

THIS MORTGAGE is made this 6th day of April, 1984, between the Mortgagor, MENZO A. CLINTON and JEANETTE E. CLINTON, (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 Seventy-Five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1984, (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 1, 2014.

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northwestern side of Spring Hill Drive, in Austin Township, Greenville County, S. C., being shown and designated as Lot No. 76 on a plat of Holly Tree Plantation, Phase I, prepared by Enwright Associates, Inc., dated May 28, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Page 37, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Spring Hill Drive, at the joint front corner of Lots Nos. 76 and 77, and running thence with the Northwestern side of Spring Hill Drive, the chord of which is N. 54-23 E. 56.96 feet to an iron pin on the Western side of Highway 14; running thence with the Western side of Highway 14, N. 02-50-22 E. 160 feet to an iron pin at the corner of property now or formerly of Holly Tree Country Club; thence with the line of property now or formerly of Holly Tree Country Club, the following courses and distances: S. 77-50-22 W. 100.0 feet to an iron pin; thence S. 30-50-22 W. 127.06 feet to an iron pin at the joint rear corner of Lots Nos. 76 and 77; thence with the joint line of said lots, S. 60-42-59 E. 126.26 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of H. Doyle Harvill and Elyse S. Harvill, dated March 12, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1210, at Page 73, on April 9th, 1984.

which has the address of 205 Spring Hill Drive Simpsonville,
(Street) (City)
S. C. 29681 (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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