

Mortgagee's Address: P.O. Box 937, Greenville, S. C. 29602

FILED GREENVILLE CO. S. C.
APR 14 4 59 PM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1394 PAGE 628

THIS MORTGAGE is made this 14th day of April 1977, between the Mortgagor, David W. Clark and Josephine Clark (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").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand Four Hundred Twenty-Five and No/100ths (\$20,425.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 1977 (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, 2002.

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 located in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 10, Section B, on a plat of Green Forest Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book KK, at page 85, and also being shown on a more recent plat of property of Robert B. Dean, Jr., prepared by Charles F. Webb, R.L.S., August 23, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Pinnacle Drive at the joint front corner of Lots Nos. 10 and 11 and running thence with the joint lines of said lots S. 80-31 W. 191.7 feet to an iron pin; thence N. 12-08 E. 86.05 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10; thence with the joint line of said lots, N. 80-31 E. 145.3 feet to an iron pin on the westerly side of Pinnacle Drive; thence with the westerly side of Pinnacle Drive, S. 19-39 E. 81.5 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Gordon E. Mason and Cheryl A. Mason recorded herewith in the RMC Office for Greenville County.

DOCUMENTARY
STAMP
TAX
\$002.20

which has the address of 4 Pinnacle Drive Taylors
(Street) (City)
S. C. 29687 (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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