

FILED
P. O. Box 937, Greenville, S. C. 29602

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MORTGAGE

BOOK 1505 PAGE 270

DONNIE TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 16th day of June 1980 between the Mortgagor, Stephen Beryl Claar & Ronda Sue Claar (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").

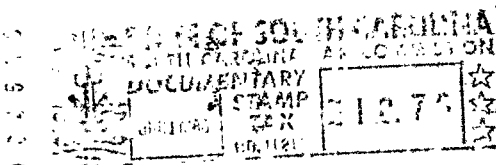
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2010;

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 _____, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 52 on plat of Knollwood Heights, Map No. 1, Section 5, recorded in Plat Book 4 R, at page 91 and having, according to said plat, the following courses and distances, to wit:

Beginning at an iron pin on the Northern edge of Gail Drive, at the joint front corner of Lots 53 and 53 and running thence with the line of Lot 53, N. 02-10-28 W. 165 feet to an iron pin; thence N. 87-49-32 E. 135 feet to an iron pin at the joint rear corner of Lots 51 and 52; thence with the line of Lot 51, S. 02-10-28 E. 165 feet to an iron pin on the Northern edge of Gail Drive; thence with the edge of Gail Drive, S. 87-49-32 W. 135 feet to an iron pin at the point of beginning.

This is the same property conveyed unto the Mortgagors herein by deed of B & W Aerials, Inc., recorded May 21, 1980, in Deed Book 1126, at page 139.



which has the address of 106 Gail Drive Mauldin South Carolina 29662 (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.

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