



MORTGAGE

THIS MORTGAGE is made this 20 day of August 1981 between the Mortgagor, Aaron B. and Ann F. Clayton (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand, Three Hundred and thirty-three Dollars and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Oct. 1, 1988

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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township, and being shown on a survey for Aaron Clayton dated 7-17-80, and having the following metes and bounds, to-wit:

BEGINNING at a new iron pin in the Northwestern corner of this property, on the edge of the right-of-way, of S.C. Highway #14 and being 200 feet South of the right-of-way on Jug Factory Road; and running thence S. 74-15 E. 308.90 feet to an iron pin; thence S. 26-24 E. 34.30 feet to an iron pin; thence S. 24-21 E. 144.32 feet to an iron pin; thence S. 24-22 E. 174.10 feet to an iron pin; thence N. 74-14 W. 506.26 feet to an old iron pin on the edge of the right-of-way of said Highway #14, thence N. 09-13 E. 270.70 feet to the point of BEGINNING, containing 2.521 acres, more or less.

DERIVATION: This being a portion of the property inherited from the Estate of Egbert Mosteller whose estate file is recorded in Greenville County Probate Court in Apartment 595 at file 28 and from Connie G. Mosteller whose estate file is recorded in Greenville County Probate Court in Apartment 1584 at file 25.

This is the same property conveyed by deed of Frances M. Paris, Nell M. Burnette, and Ruth M. Farmer, dated 8/14/80 and recorded 8/14/80 in the RMC Office for Greenville County in Volume 1131, at Page 190.

which has the address of Hwy. 14, P.O. Bpx 68, Greer, S.C. 29651 (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.

GCTO ----- 3 SE 9 81 139 4.00CT

3 4 0 2 4 9

4328 RV-2