



Documentary Stamps are figured on the amount financed: \$4,357.76

MORTGAGE

THIS MORTGAGE is made this 8 day of October between the Mortgagor, Harry B. Clark (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five thousand, six hundred, sixteen and 72/100 (\$5,616.72) Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 15, 1985;

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 in Fairview Township, Greenville County, State of South Carolina, and on the east side of Craig Street in the Town of Fountain Inn, with the following metes and bounds, according to a plat and survey made by E.E. Gary in October 1946, to-wit:

Beginning at an iron pin on Craig Street, joint corner with Lot of J.C. Drummond, running thence with said street, S. 2 1/2 W. 79 feet to joint front corner lot formerly belonging to Roy Owings, now owned by J.D. Land; thence with line of Land, S. 71 1/2 E. 150 feet to an iron pin on line of J.C. Drummond; thence with line of land of said J.C. Drummond, N. 2 1/2 E. 81 feet to an iron pin; thence N. 75 1/2 W. 150 feet to an iron pin on the east side of Craig Street, the point of beginning and bounded by Craig Street, J.C. Drummond, J.D. Land and others.

This in the same property inherited by the Grantors herein from Ada I. Nash. File 1423 page 10 in the Probate Court, May 7, 1976.

Subject to any and all restrictions, covenants, easements, and rights-of-way affecting said property.

Prior derivations: deed from Roxie B. Ulerich (now Roxie B. Ulerich Bloodworth) to E.F. Nash, recorded in Book 381 at Page 73 dated May 4, 1949, recorded May 10, 1949, in R.M.C. Office for Greenville County, also Will Book 1174 at Page 11 in Probate Court wherein Ada I. Nash inherited property from E.F. Nash.

This being the same property conveyed to Harry B. Clark, his heris and assigns forever, by deed of, Roxie B. Nash Bloodworth Vassar, Ernest F. Nash, Jr., Robert Owens Nash and Jean Nash Petusky Camp, dated December 10, 1976 and recorded December 10, 1976, Deed Volume 1047 at Page 726, of the R.M.C. Office for Greenville County, S.C.

which has the address of 405 Craig Street Fountain Inn South Carolina 29681 (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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