

DEC 10 10 46 AM '82
DEPT. OF REVENUE
GREENVILLE, S. C.

MORTGAGE

THIS MORTGAGE is made this 10 day of December, 1982, between the Mortgagor, Alan L. Clardy and Kathy W. Clardy, (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").

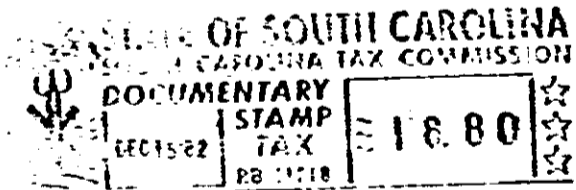
WHEREAS Borrower is indebted to Lender in the principal sum of FORTY-TWO THOUSAND and NO/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 10, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1993;

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 Greenville County, State of South Carolina in the Town of Simpsonville, being located on the easterly side of Black Hawk Drive and being known as Lot No. 42 of WEST GEORGIA HEIGHTS, and having, according to a recent survey of property of Alan L. Clardy and Kathy W. Clardy, prepared by J. L. Montgomery, III, R.L.S., dated December 9, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin old on the northeasterly side of Black Hawk Drive at the joint front corner of Lots Nos. 43 and 44 and running thence with the joint line of Lots Nos. 43, 44 and 42 N. 66-08 E. 200.0 feet to an iron pin found; thence S. 23-52 E. 100.0 feet to an iron pin found at the joint rear corner of Lots 41 and 42; thence with the joint line of said lots S. 64-25 W. 200.09 feet to an iron pin found on the northeasterly side of Black Hawk Drive; thence with the northeasterly side of Black Hawk Drive N. 23-52 W. 106.0 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Nathaniel T. Ellis dated March 30, 1976, recorded March 31, 1976 in Deed Volume 1033 at page 924.



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which has the address of 205 BlackHawk Drive, Simpsonville, (City)
S. C. 29681 (State and Zip Code) (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 seized 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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