

MAR 4 11 28 AM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this day of March,
1977, between the Mortgagor, Edward W. Clay, Jr. and Kathryn M. Clay
(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").

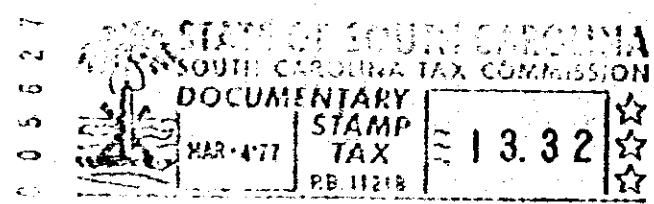
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand, Two
Hundred and Fifty & no/100 Dollars, which indebtedness is evidenced by Borrower's note
dated (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on April 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 situate, lying and
being on the southeastern side of West Augusta Place Street, in the
City of Greenville, Greenville Township, Greenville County, State of
South Carolina, being shown as all of Lot 25 and portions of Lots 26
and 24 on plat of property of D. W. Cochrane Estate and Minnie P.
Cochrane, recorded in Plat Book I, at pages 92 and 93, and being more
particularly described as follows:

BEGINNING at an iron pin on the southeastern side of West Augusta
Place Street, said pin being 15 feet in a northeasterly direction from
the joint corner of Lots 25 and 26, and running thence along the south-
east side of West Augusta Place Street, S. 37-56 W. 109 feet to iron
pin, which pin is 24 feet southwesterly from joint corner of Lots 24
and 25; thence through Lot 24, S. 52-04 E. 147 feet, more or less, to
pin in line of Lot 17; thence with line of Lots 17 and 16, N. 46-27 E.
109 feet, more or less, to iron pin; thence through Lot 26 in a line
parallel with the dividing line of Lots 25 and 26 and 15 feet distant
therefrom, N. 52-04 W. 163.9 feet, more or less, to the beginning
corner.

And being the same property conveyed to the mortgagors herein by
deed of Lillian W. Williams, formerly Lillian W. Staples, dated April
26, 1974, and recorded April 26, 1974, in Deed Volume 997, Page 829,
RMC Office for Greenville County.



which has the address of 113 West Augusta Place, Greenville, S. C.
[Street] [City]
..... (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 improve-
ments 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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