

FILED  
MAY 4 1983  
RECEIVED

BOOK 1605 PAGE 212  
Documentary Stamps are figured on  
the amount financed: \$ 9,315.05

# MORTGAGE

THIS MORTGAGE is made this 11th day of April 1983 between the Mortgagor, R. Paul Clark, Jr. (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 Thirteen Thousand One Hundred Forty Nine and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 11, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 4-15-88.

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 lot of land in Greenville County, State of South Carolina, situate at the southwestern corner of Paris Mountain Avenue and Beacon Street, being shown as a major portion of Lot 21 on plat of Perry Property, recorded in Plat Book I at Page 150, and being more particularly described as follows:

BEGINNING at a stake on the southern side of Paris Mountain Avenue at the joint front corner of Lots 21 and 20, and running thence with the line of Lot No. 20 S. 5-59 E. 151.9 feet to a stake on a driveway conveyed by Mary Young Watkins by deed recorded in Book of Deeds 304, Page 107; thence with the right of way of said driveway N. 80 E. 60 feet to stake on Beacon Street; thence with Beacon Street N. 5-35 W. 147.5 feet to a stake on Paris Mountain Avenue; thence with the southern side of Paris Mountain Avenue S. 84-28 W. 60 feet to the point of beginning.

ALSO: All my right, title and interest in and to all that certain piece, parcel or strip of land consisting of the rear 15 feet of Lot 21 on plat of Perry property recorded in Plat Book I, Page 150, said strip being described as follows:

BEGINNING at an iron pin at the joint rear corner of Lots 12 and 21 and running thence with said joint line S. 80-00 W. 60 feet to an iron pin; thence with the line of Lot 20 N. 5-59 W. 15 feet to an iron pin; thence N. 80-0 E. 60 feet to an iron pin on Beacon Street; thence with said Beacon Street S. 5-35 E. 15 feet to the point of beginning.

This is that same property conveyed by deed of Mary Young Watkins (same as Mary Young Watkins Owen) to R. Paul Clark, Jr., dated November 12, 1959 and recorded 11-13-1959 in Deed Volume 638 at Page 463 in the RMC office for Greenville County, SC

which has the address of 16 Paris Mountain Avenue, Greenville, SC 29609 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

#01-054304-72 \$ 9,315.05

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A.C.C.

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