

FILED
GREENVILLE CO. S. C.
JUL 14 11 11 AM '78

MORTGAGE

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651
300 1495 99

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 10th day of July 1978, between the Mortgagor, Ronald G. Clayton (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty Two Thousand and no/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1998;

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 piece, parcel or lot of land in Glassy Mountain Township having the following metes and bounds and courses and distances.

BEGINNING in the center of the road leading to Gowensville and running thence N. 20-30 W. 132 feet to a stake, thence N. 52 E. 482 feet to a stake on the Jack Dill line, thence N. 71-00 W. 120 feet to a stake, thence S. 84-45 W. 305 feet to a stake, thence S. 33 W. 349 feet to a stake, S. 20-30 E. 210 feet to a stake in said road, thence down said road N. 76 E. 210 feet to the beginning corner, containing 3.25 acres.

THIS is the identical property conveyed to Ronald G. Clayton by deed of Edgar Brown, a/k/a James Edgar Brown on June 10, 1977 and duly recorded in Deed Book 1058 at page 345 on June 13, 1977, in the R.M.C. Office for Greenville County.

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STATE OF SOUTH CAROLINA
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which has the address of Route 2, Landrum, S. C. 29356 (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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