

FILED
GREENVILLE CO. S. C.

SEP 17 12 22 PM '79

DONOR: TANNERSLEY
R.M.C.

BOOK 1480 PAGE 935

MORTGAGE

THIS MORTGAGE is made this 14th day of September, 19 79, between the Mortgagor, Talbert Earl Clayton, Jr. & Martha Ann Clayton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

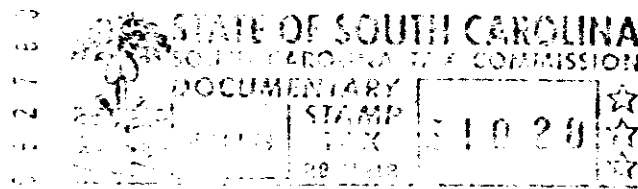
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$25,500) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2009.

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 together with all buildings and improvements thereon, situate, lying and being on the northern side of Heathwood Drive in Greenville County, South Carolina, being shown and designated as Lot No. 167 on a plat of Colonial Hills, Section IV, made by Piedmont Engineers and Architects, dated October 20, 1967 and recorded in the R.M.C. Office for Greenville County in Plat Book WWW at Page 3 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Heathwood Drive at the joint front corner of Lots Nos. 166 & 167 of Section IV and running thence along the common line of said lots, N.11-40 W. 155.35 feet to an iron pin; thence along the rear line of Lot No. 146 of Section III, S.78-16 W. 66.2 feet to an iron pin; thence along the rear line of Lot No. 145, Section III, S.73-10 W. 34 feet to an iron pin at the joint rear corners of Lots Nos. 167 & 168; thence along the common line of said lot, S.11-40 E. 152.2 feet to an iron pin on Heathwood Drive; thence along the northern side of Heathwood Drive N.78-20 E. 100 feet to an iron pin, the point of beginning.

This is the same proeprty conveyed to the Mortgagors by deed of even date recorded herewith.



which has the address of 613 Heathwood Drive, Taylors (Street) (City)

South Carolina (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 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.

0.935

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