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MORTGAGE

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THIS MORTGAGE is made this 18 day of March, 1980, between the Mortgagor, Lawrence Lee Clark, Jr. (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 1980 (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, 2000.

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 lying, being and situated in the County of Greenville, State of South Carolina and near the Town of Fountain Inn, on the south side of a continuation of Babb Street and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the corner of lands formerly owned by J. J. Hitch on the south side of Babb Street and running thence S. 7½ W., 3.00 to an iron pin on M. M. Stephen corner; thence S. 75½ E., 4.00 to an iron pin; thence S. 7½ E., 4.43 to an iron pin on Babb Street; thence S. 84½ W., 4.10 to the beginning corner and containing one and one-half (1½) acres, more or less.

This is the identical property conveyed to the grantor by deed of Eston Phillips, as Executor the Estate of Ena D. Rodgers and Gladys Jeanette G. Rodgers recorded herewith.

RECORDED IN THE PUBLIC OFFICE OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON THIS 18th DAY OF MARCH, 1980, BY _____

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which has the address of 113 Babb Street Fountain Inn
[Street] [City]
South Carolina, 29644 (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.

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