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First Federal Savings and Loan of Greenville
P. O. Box 408
Greenville, South Carolina 29602

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MORTGAGE

THIS MORTGAGE is made this seventh day of October, 1980, between the Mortgagor, Hubert Wayne and Judy R. 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 ten thousand dollars ~~no cents (10,000.00)~~ Dollars, which indebtedness is evidenced by Borrower's note dated October 7, 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 November 1, 1990.

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:

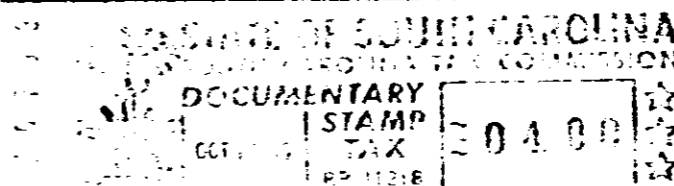
All that certain piece, or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and:

Being shown as lot no. 256 on a plat entitled Del Norte Estates Section II, recorded in Plat Book 4N at Pages 12 and 13 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northwestern side of Ellesmere Drive at the joint front corner of lot 255 and running thence with the line of lot 255 N. 46-30 W. 127 feet to an iron pin; thence S. 43-30W. 95 feet to an iron pin at the rear corner of lot 257; thence with the line of lot 257S. 46-30E. 127 feet to an iron pin on the northwestern side of Ellesmere Drive; thence with the northwestern side of Ellesmere Drive N. 43-30 E. 95 feet to the beginning corner.

Derivation: This being the same property conveyed to the mortgagor by Deed of Premier Investment Company Inc. and recorded in R.M.C. Office of Greenville County on November 19, 1971 in Deed Book #930 Page #261.

This is a 2nd Mortgage and is Junior in Lien to that mortgage executed by Premier Investment Company Inc. To First Federal Savings and Loan Association of Greenville, S.C., which is recorded in the R.M.C. Office for Greenville County, Greenville, S. C. in Book #1203 Page #86 Dated 8-17-71, and Assumed by Hubert Wayne and Judy R. Clayton.



which has the address of 13 Ellesmere Drive Greenville,
(Street) (City)
South Carolina 29615 (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 seized 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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