

FILED
GREENVILLE S.C.

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DONNIE S. ETSLEY
R.M.C.

MORTGAGE

8001697-932

THIS MORTGAGE is made this 17th day of May, 1983, between the Mortgagor, Russell D. Clarke and Deborah C. Clarke, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

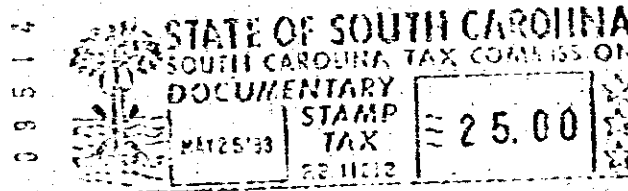
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand, Five Hundred & No/100 (\$62,500.00) --- Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2013.....;

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 the State of South Carolina, County of Greenville, in the City of Mauldin, known and designated as Lot No. 18 as shown on plat of Section One, BROOKSIDE SUBDIVISION, recorded November 17, 1972, in Plat Book 4-R at Page 56 of the R.M.C. Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Adams Mill Road, joint front corner of Lots Nos. 18 and 19, and running thence along said Adams Mill Road, S. 43-47 E. 75 feet to an iron pin at the intersection of Adams Mill Road with Meadowbrook Drive; thence with the curve of said intersection, the chord of which is S. 1-21 W. 35.3 feet to an iron pin on Meadowbrook Drive; thence with said Meadowbrook Drive, S. 46-30 W. 135 feet to an iron pin at the joint corner with property now of formerly belonging to Donald E. Baltz; thence with said Baltz property, N. 43-42 W. 110.5 feet to an iron pin, joint rear corner with Lot 19; thence with the joint line of Lots 18 and 19, N. 50-16 E. 160 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Charles A. Lumsden and Monna E. Lumsden, dated May 23, 1983, and recorded herewith.



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which has the address of 406 Adams Mill Road, Mauldin, South Carolina, (Street) (City)
29662 (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.