

MORTGAGE

Vol. 1039 44715

FILED S.C.
JUN 27 11 23 AM '84

THIS MORTGAGE is made this 27 day of June 1984 between the Mortgagor, James B. Clark and Sybil T. Clark (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and no/100 (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1984 (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, 1989

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 tract of land in the County of Greenville, State of South Carolina, in Bates Township, at Marietta, containing 4.39 acres, more or less, as is shown on plat entitled "L.H. Tankersley, Trustee" recorded in the R.M.C. Office for Greenville County in Plat Book 4-0 page 359, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Longive Avenue, at the corner of Lot 22 of section One of Oakmonts Subdivision, and running thence along said Avenue S. 50-49 W. 595 feet to an iron pin; thence with the intersection N. 80-35 W. 33.1 feet to the northeastern side of an unnamed County Road, thence with said road N. 31-59 W. 262.9 feet to an iron pin; thence with the intersection N. 8-27 E. 38.1 feet to an iron pin on the southeastern side of Oakland Avenue (Bates Road); thence with said Avenue N. 48-53 E. 556.1 feet to an iron pin at the corner of Lot 9 of Oakmonte Subdivision; thence S. 39-11 E. 330 feet to the point of beginning.

THIS conveyance is subject to all roads, restrictions, easements, zoning ordinances and rights-of-way, if any, affecting said premises.

THIS is the same property conveyed to the Mortgagors herein by deed of Jack J. Remick recorded in the RMC Office for Greenville County in Deed Book 1215, Page 856 on June 28, 1984.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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JUN 28 1984

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which has the address of Oakland Avenue, Marietta, South Carolina, 29661 (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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