

FILED  
GR... CO. S. C.

SEP 20 4 19 PM '82

Documentary Stamp tax figured on  
the amount of \$ 2009.24

**MORTGAGE**

BOOK 1580 PAGE 913

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 20th day of September 1982 between the Mortgagor, Roger B. Clinkscales and Peggy A. Clinkscales (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen thousand, six hundred, sixty-four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 15, 1992;

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, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of Lisa Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 55 on plat entitled "Wade Hampton Terrace" as recorded in the RMC Office for Greenville County, SC in Plat Book KK, Page 15, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Lisa Drive, said pin being the joint front corner of Lots 55 and 56 and running thence with the common line of said lots, N 73-20 E 160 feet to an iron pin, the joint rear corner of Lots 55 and 56; thence N 16-51 W 95.5 feet to an iron pin, the joint rear corner of Lots 54 and 55; thence with the common line of said lots, S 73-09 W 160 feet to an iron pin on the northeasterly side of Lisa Drive; thence with the northeasterly side of Lisa Drive, S 16-51 E 95 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of James E. Naylor, to be recorded of even date herewith.

which has the address of 39 Lisa Drive, Greenville, Greenville County, SC 29615  
[Street] [City]  
..... (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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