

FILED
GREENVILLE S.C.
MAR 28 4 45 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of March 1983, between the Mortgagor, Evert E. Clark and Margaret H. Clark, (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 Eighty-Seven Thousand and 00/100 (\$87,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1983, (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, 2013...

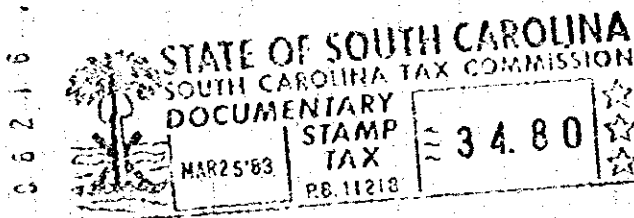
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate on the northwestern side of Hackney Road in the County of Greenville, State of South Carolina, being shown as the major portion of Lot No. 51 on a plat of River Downs Subdivision, recorded in Plat Book 4-R at pages 75 and 76 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road at the joint front corner of Lot 51 and Lot 52 and running thence with Lot 52 N. 36-55 W. 160 feet to an iron pin at the joint rear corner of Lot 51 and Lot 52; thence N. 45-14 E. 148.27 feet to an iron pin; thence with a new line through Lot 51 S. 47-52 E. 170.3 feet to an iron pin on Hackney Road; thence with said road S. 43-30 W. 35 feet to an iron pin; thence still with said road S. 49-00 W. 100 feet to an iron pin; thence still with said road S. 53-00 W. 45 feet to the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of Jerry D. Shive and Marsha C. Shive, dated March 28, 1983, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1185 at page 107.

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which has the address of 403 Hackney Road, Greer,
(Street) (City)
S. C. 29651 (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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