

Greer Federal Savings & Loan Assn.  
P. O. Box 989 GREENVILLE CO. S.C.  
Greer, S. C. 29651

1400 591

DONALD S. TANKERSLEY  
R.H.C.

# MORTGAGE

THIS MORTGAGE is made this 10th day of June, 1977,  
between the Mortgagor, George K. Clardy and Sylvia W. Clardy

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

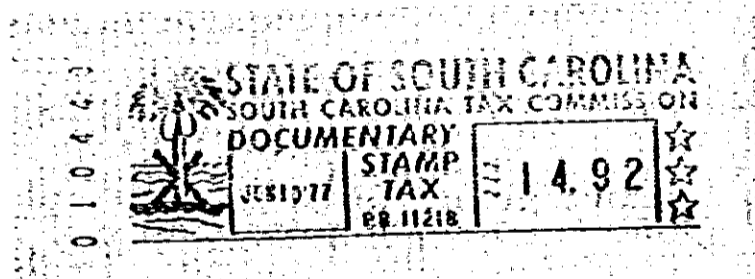
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven thousand three hundred (\$37,300.00) - Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2002;

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, situate, lying and being on the northern side of Hartsville Street, Greenville County, South Carolina, being shown and designated as Lot 204 on a Plat entitled "Final Plat - Section Three - ORCHARD ACRES", recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 143, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Hartsville Street, joint front corner of Lots 203 and 204, and running thence along the line of Lot 203, N 03-21 W, 175 feet to an iron pin in the property line; thence along the property line N 88-21 E, 106.4 feet to an iron pin in the line of Lot 206; thence S 01-59 W, 172.5 feet to an iron pin on the northern side of Hartsville Street; thence along said Street, S 86-39 W, 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Wayne A. Pettit and Karen M. Pettit, recorded June 4, 1976, in Deed Book 1037, at Page 487.



which has the address of 125 Hartsville Road Taylors  
(Street) (City)  
S. C., 29687 (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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