

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

BOOK 1093 PAGE 323

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James P. Clardy

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company Piedmont, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

One thousand one hundred ninety-seven and 60/100----- Dollars (\$ 1,197.60 ) due and payable

in twenty-four monthly payments of \$49.90 each, beginning on June 22, 1968, and continuing monthly thereafter until paid in full.

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid: in advance

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville in Grove Township and being shown on plat thereof made by Webb Surveying & Mapping Company dated Oct. 11, 1966 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of Highway No. 20 and running thence South 32-41 West 145 feet to an iron pin; running thence South 52-00 East 496.6 feet to an iron pin; running thence North 21-25 East 145 feet to an iron pin; running thence North 51-20 West 468.4 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Mortgagor by Ross George Jones, Jr. by deed or even date and recorded simultaneously with this mortgage.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PAID IN FULL & SATISFIED, this 1 day of June 1970

Southern Bank and Trust Company

Piedmont Greenville, South Carolina

By Wm. W. Morrow

Witness Margaret H. Buckhester

SATISFIED AND CANCELLED OF RECORD

4 DAY OF June 1970

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:00 O'CLOCK P. M. NO. 26624