

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S. C.  
FEB 25 4 50 PM '71  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1181 PAGE 649

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Malcolm E. Clare and Ellen O. Clare

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
Belmont Heights, Inc.

(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 Five Thousand Two Hundred Fifty and no/100  
Dollars (\$5,250.00 ) due and payable

interest only in the amount of \$26.25 per month payable until September 1, 1971. Beginning on September 1, 1971 payments shall be made in the amount of \$76.70 per month on the 1st day of each month until principal and interest have been paid in full. Payments shall apply first to interest, ~~Balance to principal~~ with interest thereon from date at the rate of six per centum per annum, to be paid as aforesaid

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 Chick Springs Township, near the City of Greer, being known and designated as lot no. 25 on a plat of Belmont Heights, prepared by Dalton & Neves, Engineers, dated July 1960 and recorded in Plat Book QQ at Pages 160 and 161 in the R.M.C. Office for Greenville County. Said lot fronts on the easterly edge of Ascot Avenue a total distance of 110 feet; measures 255 feet on its northerly side; 120 feet on its easterly side; and 228.7 feet on its southerly side.

Together with all and singular rights, members, hereditaments, 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.