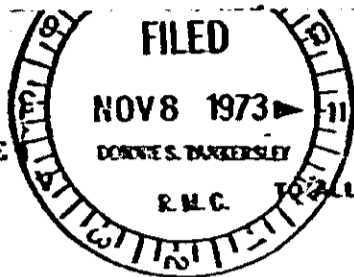


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE BOOK 1294 PAGE 765

WHEREAS, I, William B. Clarke

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grace Y. Ragsdale

(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 Five Hundred Fifty and no/100 Dollars (\$1,550.00) due and payable in equal monthly installments of Fifty (\$50.00) Dollars each, principal and interest, commencing January 1, 1974, and thereafter on the first day of each and every succeeding month until principal and interest are paid in full

with interest thereon from date at the rate of 7 per centum per annum, to be paid: Monthly with principal

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, on the waters of Mathers Creek in the "Sunset Valley Subdivision", Block A, being shown and designated as Lot No. 13 on plat of John C. Smith, Surveyor, dated July 1960, and being more fully described according to said plat as follows, to-wit: BEGINNING at an iron pin at Ragsdale Drive, common corner of Lots 13 and 14, and the Northwestern corner of the lot herein described; thence North 28-21 East 100 feet with road to an iron pin; thence South 61-39 East 134 feet to a point in Mathers Creek; thence South 24-21 West/100 feet to a point; thence, leaving creek, with line of Lot 14 North 61-39 West 141 feet to the point of BEGINNING at Ragsdale Drive; this being the identical property conveyed to William B. Clarke by Grace Y. Ragsdale by deed of even date to be recorded."



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.

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