

NTC  
FILED  
GREENVILLE CO. S. C.

1358 688

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

JAN 22 3 20 PM '75 MORTGAGE OF REAL ESTATE  
DONNIE S. TANKERSLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Boyce Ralph Hart and Nandy B. Hart

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. W. Clark

(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

Two Thousand, Two Hundred and No/100 - - - - - Dollars (\$ 2,200.00 ) due and payable  
\$100.00 per month, commencing one month from date and continuing at the rate  
of \$100.00 per month until paid in full, PLUS INTEREST, QUARTERLY

with interest thereon from date at the rate of 5% per centum per annum, to be paid: QUARTERLY

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, being shown and designated as a ONE (1) ACRE TRACT as shown on plat entitled "Property of Ralph Hart" made by C.O. Riddle, Surveyor, dated December 1975 and having the following metes and Bounds, to wit:

BEGINNING at iron pin at or near the center of Randall Drive at corner of other property of J. W. Clark and running thence S. 56-29 E. 22.1 feet to iron pin; thence continuing S. 56-29 E. 371.7 feet to iron pin at corner of 0.39 acre tract; running thence along joint line of the 1 acre tract and the 0.39 acre tract S. 33-31 W. 122.3 feet to iron pin at corner of other property of J. W. Clark; running thence N. 56-24 W. 343.8 feet to iron pin at edge of Randall Drive; thence continuing N. 56-24 W. 17 feet to iron pin in Randall Drive; thence continuing along approximately the center of Randall Drive N. 23-12 E. 55.9 feet to iron pin; thence continuing with said Randall Drive N. 18-32 E. 69.1 feet to iron pin, the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

0 6 8

4328 RV-2