

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, RICHARD G. CLARK,

(Mortgagor) is well and truly indebted unto J. W. CLARK, Sr.

(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 **SIX THOUSAND SEVENTEEN AND NO/100**-----

----- Dollars \$ 6,017.00 -----

\$138.18 per month with payments first applied to interest and balance to principal

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

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 for 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 Mortgagee in hand well and truly paid by the Mortgagor 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:

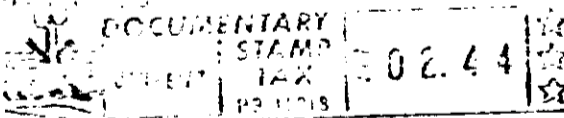
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, containing **1.51 acres more or less as shown on plat of property of J. W. Clark made by C. O. Riddle, September, 1975, revised in December, 1975, and February 20, 1976, and having according to said plat the following courses and distances:**

BEGINNING at iron pin in Randall Drive at the joint front corner of a 4.12-acre tract and running thence along and through Randall Drive N. 18-32 E. 125 feet; running thence S. 88-39 E. 537.5 feet; running thence S. 7-50 W. 120.3 feet to iron pin; running thence N. 88-39 W. 559.9 feet more or less to iron pin in Randall Drive, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee of even date herewith and recorded in the RMC Office for Greenville County simultaneously.

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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.

(CONTINUED ON NEXT PAGE)

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