

FILED
 GREENVILLE CO. S.C.
 MORTGAGE OF REAL ESTATE
 11 26 AM '78
 DONNIE S. TANKERSLEY
 R.H.C.

Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE



MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MICHAEL D. CLARK AND DONNA H. CLARK

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 THIRTEEN THOUSAND SEVEN HUNDRED THIRTY THREE AND 16/100 DOLLARS (\$13,733.16).

due and payable in 84 consecutive monthly payments of \$163.49 each, to be applied to interest, which has been added to the principal above and then to principal. First payment to be made May 22, 1978 and continuing on the 22nd day of each and every month until paid in full.

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: as stated above.

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,

ALL that piece, parcel or lot of land, lying, being and situate in the County of Greenville, State of South Carolina, being described in accordance with plat entitled "Property of Grace C. Boyce" and prepared by C. O. Riddle, R.L.S., dated April 21, 1958, and being more particularly described as follows:

BEGINNING at a point in the center of Old Hundred Road, said point being the joint front corner with a lot previously conveyed to A. B. Coker and running thence along the center of said Road N. 62-54 W. 100 feet to point in the center of said Road; thence leaving said Road and running thence S. 27-06 W. 150 feet to an iron pin and having crossed an iron pin 19 feet from the center of said Road; thence S. 27-06 W. approximately 90 feet, more or less, to a point; thence S. 62-54 E. 100 feet to a point; thence N. 27-06 E., approximately 90 feet, more or less, to an iron pin; thence continuing along the same call 150 feet to a point in the center of said Road, said point being the point of beginning and having crossed an iron pin 19 feet from said point.

The above described property is the same conveyed to the Mortgagors by the Deed of Grace C. Boyce dated March 4, 1975 and recorded in Deed Book 1015, at Page 471 on March 11, 1975.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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