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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUL 13 3 58 PM '78
KIMIE S. TAMMERSLEY
R.H.C.

PURCHASE MONEY
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PHILIP A. CLAYTON AND PATRICIA W. CLAYTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE A. ADAMS AND ELIZABETH S. ADAMS

(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

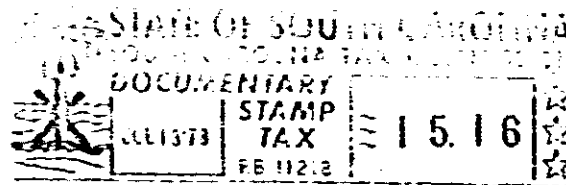
Thirty-seven Thousand Nine Hundred and no/100 ----- Dollars (\$37,900.00) due and payable
which principal sum together with interest shall be due and payable in equal monthly
installments of \$244.19 each commencing September 25 1978, and continuing on the first
day of each month thereafter with the remaining unpaid balance being due and payable in
full on August 25 2003. Each said installment payment shall be applied first to interest
and then to principal.
with interest thereon from August 1, 1978 at the rate of six 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 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, the Mortgagee's heirs, 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, City of Greenville, shown as Lot 176 on the southern side of Mountivista Avenue according to a plat of Traxler Park recorded in Plat Book F, Pages 114-115, in the R.M.C. Office for Greenville County, and being further described according to said plat as follows:

BEGINNING at an iron pin on the southern side of Mountivista Avenue at the joint front corner of Lot 175 and 176 and running thence along the line of Lot 175 S. 25-23 E. 225 feet to an iron pin at the joint corner of Lots 225 and 224; thence along the line of Lot 224 N. 64-37 E. 70 feet to an iron pin at the joint corner of Lots 224 and 177; thence along the line of Lot 177 N. 25-23 W. 225 feet to an iron pin on the southern side of Mountivista Avenue; thence along Mountivista Avenue S. 64-37 W. 70 feet to the beginning corner. Being the same property conveyed to the mortgagors herein by deed of George A. Adams and Elizabeth S. Adams of even date herewith to be recorded.



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 is 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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