

207 Love Drive Travelers Rest, S.C. 29690  
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S.C.  
MAR 15 3 59 AM '80  
DONNIE TANNERSLEY  
M.H.C.

BOOK 1483 PAGE 431

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES KENNETH CLINKSCALES

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRED BOWERS

(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 Five Thousand Three Hundred Eighty-Four and 92/100 Dollars (\$ 5,384.92 ) due and payable

\$109.20 per month commencing April 1, 1980, and \$109.20 on the 1st day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Eight (8%) 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, 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, in or near the village of Travelers Rest in a sub-division known as "Love Estates" and being known and designated as Lot No. 59 of that said sub-division. A plat of the sub-division is recorded in the office of the RMC for Greenville County in Plat Book I at pages 111 and 112 and a revised plat thereof is recorded in Plat Book K at page 31. Reference is made to the record of both plats for a more definite description of the lot. The said lot is described by courses and distances as follows, to-wit:

BEGINNING at joint corners of lots 59 and 60 on said plat on the South side of Love Drive and running thence along said Love Drive S. 60-30 W. 100 feet to lot No. 58; thence N. 25-30 W. along the line of lot No. 60 205.6 feet to the beginning corner on Love Drive.

Derivation: Fred Bowers, Deed Book 1122, Page 357, recorded 3/19/80

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RECORDED  
MAR 15 1980  
GREENVILLE, S.C.  
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Together with all and singular rights, manors, 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 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 transfer 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 whatsoever lawfully claiming the same or any part thereof.

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