

GREENVILLE, S.C. FILED N.T.C.

BOOK 1498 PAGE 889

LAW OFFICES OF JOHN W. HOWARD, ATTORNEY AT LAW, 114 MANLY ST. GREENVILLE, S. C. 29601

MAR 20 10 56 AM '80
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Jere P. McClure,

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Hays McClure and Glenn B. McClure,

(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 Thousand and 00/100-----

----- Dollars (\$ 30,000.00) due and payable in Three Hundred (300) monthly installments of Three Hundred Four and 95/100 (\$304.95) Dollars each, with the first installment being due on April 1, 1980, and continuing each successive month thereafter until paid in full

with interest thereon from _____ date _____ at the rate of 11-1/2 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 Cleveland Township, near River Falls, being known and designated as Lots 2 & 4 as shown on plat of J. W. Cantrell, as Trustee, made by C. C. Jones & Associates, June, 1956, and recorded in the RMC Office for Greenville County in Plat Book KK-41, and having the following metes and bounds, to-wit:

Said Lot 2 is described as follows: BEGINNING at an iron pin on the western side of Duckworth Road, the joint front corner of Lots 1 & 2, and running thence with the joint line of said Lots, N. 82-27 W. 137.1 feet to point in center of branch, joint rear corner of Lots 1 & 2; thence with the center of the said branch as the line 78.7 feet to the joint rear corner of Lots 2, 3, 4 & 5; thence along the line of Lot 3, N. 54-05 E. 91.8 feet to an iron pin; thence continuing along the line of Lot 3, S. 86-00 E. 62 feet to an iron pin on Duckworth Road; thence along the said Duckworth Road, S. 4-00 W. 138 feet to the point of beginning.

Said Lot 4 is described as follows: BEGINNING at an iron pin at joint front corner of Lots 4 and 5 on said plat, which pin is in the center of a road; and running thence along the joint line of Lots 4 & 5, S. 80-40 E. 209 feet to an iron pin at joint rear corner of Lots 2, 3, 4 & 5; which iron pin is in the center of branch; thence with the center of the branch as the line and in a southerly direction 78.7 feet to an iron pin, joint rear corner of Lots 1 & 2; thence continuing with the center of the branch as the line and running along the rear line of Lot 1 65 feet to an iron pin; thence N. 76-00 W. 180 feet to an iron pin in road; thence with the center of the road as the line, N. 0-25 W. 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by the Mortgagees herein by Deed of even date and which is to be recorded herewith in the RMC Office for Greenville County.

The Mortgagee's mailing address is 11 Mill Estate Road, Taylors, S.C. 29687

GREENVILLE, S.C. 29601
MORTGAGEE'S ADDRESS

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.

4328 RV-2