

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE -

FILED  
GREENVILLE CO. S.C.  
AUG 15 4 26 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1511 PAGE 396

WHEREAS, SUSIE L. CLEMENT

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST NATIONAL BANK OF SOUTH CAROLINA

(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

Twenty Thousand and 00/100-----Dollars (\$ 20,000.00 ) due and payable

with interest thereon from 9-11-80 at the rate of twelve (12%) per centum per annum, to be paid.

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, State of South Carolina, in O'Neal Township containing 1.17 acres, more or less, as shown on plat of Larry and Judy Anderson by Terry T. Dill dated February 3, 1972, and recorded in Plat Book 4-M at page 157, and having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of S. C. Highway 272, about one-fourth of a mile from the intersection of S.C. Highway 272 and Dill Road; and running thence along the center of said Highway S. 49-42 E. 442 feet to an iron pin; thence S. 82-00 W. 359-6 feet to an iron pin; thence N. 05-21 W. 380 to the point of beginning and all existing structures and out buildings situate thereon including, but not limited to, one (1) 1979 Mascot Mobile Home, Serial No. MHC96988.

This being the same property conveyed to Mortgagor herein by deed from Paul G. Byars and Barbara N. Byars dated August 11, 1980, recorded in the RMC Office for Greenville County in Deed Book 1131 at page 312, recorded on the 15 day of August, 1980.

\*\*\*This Mortgage is not assumable without the written consent of the Mortgagee.

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 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 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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