

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
JAN 14 4 15 PM '81
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNA ANN ERSLEY
R.M.C.

3 L Yorktown Hqs
Greenville SC
24615
80-1020-587

WHEREAS, DOUGLAS FRED CLARK and WANDA S. CLARK

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANNETTE L. CLARK

(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 FORTY - THREE THOUSAND, TWO HUNDRED AND NO/100 Dollars (\$43,200.00) due and payable in three hundred and sixty (360) monthly installments of Four Hundred Seven and 34/100 (\$407.34) Dollars with each payment to include its share of principal and interest amortized at 10.875% per annum with the first payment to be due January 1, 1981 and continuing on the first of each month thereafter until paid in full. Prepayment is allowed at any time without penalty.

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

being known and designated as Lot #34 of Pleasantdale, recorded in Plat Book QQ at Page 19, in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Pleasantdale Circle, joint front corner of lots # 33 and 34, and running thence with the line of lot #33 N. 43-23 E. 175 feet to iron pin; thence S. 46-37 E. 133 feet to an iron pin on Knollwood Drive; thence with said Knollwood Drive, S. 42-43 W. 150 feet to iron pin at the intersection of Pleasantdale Circle and Knollwood drive; thence with the curve of the intersection, the chord of which is S. 88-56 W. 35.1 feet to iron pin corner of Pleasantdale Circle; thence with said Pleasantdale Circle, N. 46-37 W. 111.1 feet to the beginning corner.

This is the same property deeded to Douglas Fred Clark and Wanda S. Clark from Annette L. Clark by deed of even date and filed herewith.

RECORDED
COUNTY CLERK
GREENVILLE
JAN 14 1981

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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