

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

SEP 8 11 03 AM '81  
ROBERT L. CLEMMER, and Peggy B. Clemmer  
DONNIE S. TANKERSLEY

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

DONALD N. BAUN AND H. KAY BAUN,

(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 Three Thousand and No/100 ----- Dollars (\$ 23,000.00 ) due and payable  
Three Hundred Sixty Four and 06/100 (\$364.06) per month commencing on the 1st day of October, 1981, and continuing on like day of each month thereafter for a total of ten (10) years

with interest thereon from date at the rate of 14 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 the Town of Simpsonville, located on the northern side of East Curtis Street, being known and designated as Lot No. 1 in accordance with plat made for the L. L. Richardson Estate, dated September 1, 1959, prepared by C. O. Riddle and being more fully described in accordance with said plat as follows:

BEGINNING at an iron pin on the northern side of East Curtis Street 88.1 feet from the intersection of East Curtis Street and Church Street and being the joint front corner of Lots No. 1 and 2 and running thence along East Curtis Street S. 67-0 W. 111.9 feet to an iron pin; thence N. 16-05 W. 106 feet to an iron pin; thence N. 68-01 E. 99.2 feet to an iron pin; thence S. 23-0 E. 103.4 feet to an iron pin at the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagees herein dated September 3, 1981, and to be recorded of even date herewith.

SOUTH CAROLINA  
DOCUMENTARY  
STAMP \$ 00.20

GCTO -----3 SE 8 81 1567

4.00CT

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.

4328 RV-2

0154