

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
DONNAN BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE 1554 PAGE 383
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JERRY L. CLARK

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

GARVIN L. BOITER AND H. ROY CHITWOOD

(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

EIGHT THOUSAND EIGHT HUNDRED SEVENTY FIVE & NO/10 Dollars (\$ 8,875.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from date at the rate of 12.50 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, containing 5.25 acres, more or less off the eastern side of Little Texas Road, in O-Neal Township, Greenville County, South Carolina, being shown and designated as Tract No. 14, on a plat of Tall Pines Estates, made by R. B. Bruce, Surveyor, recorded on July 18, 1978, in the RMC Office for Greenville County, S. C. in Plat Book 6-H, page 64, see said plat for a more complete description.

ALSO: ALL that piece, parcel or strip of land 25.1 feet wide running east from Little Texas Road to Tract 14, tangent to Tract 3, in Greenville County, South Carolina, as shown on a plat of TALL PINES ESTATES, recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-H, page 64, see said plat for a more complete description.

THIS is the same property conveyed to the Mortgagor herein by deed of Garvin L. Boiter and H. Roy Chitwood, dated September 30, 1981, and recorded simultaneously herewith.

Mortgagee's Address:
204 Donnan Road
Taylors, S. C. 29687

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
OCT-81 STAMP TAX \$ 03.56
FC 11218

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.

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