

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED
JUL 13 1983
JONES

MORTGAGE OF REAL ESTATE

BOOK 1015 PAGE 487

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOYD A. CLARY and VICKIE J. KNIGHT

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARL D. BARNWELL

(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-Four Thousand and No/100

Dollars (\$ 44,000.00) due and payable

in monthly installments in the amount of Five Hundred Twenty-Five and 83/100 (\$525.83) Dollars with the first payment being due and payable on the 15th day of August, 1983 and payments continuing in a like amount on the 15th day of each and every month thereafter for a period of twelve years for a total of 144 monthly payments

with interest thereon from date at the rate of Ten (10%) 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, near the Town of Mauldin, on West Golden Strip Drive, being shown and designated as Lot No. 11, Block A on plat of Property of Mrs. B.E. Greer, recorded in the RMC Office for Greenville County in Plat Book MN, Page 176, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of West Golden Strip Drive, joint front corner of Lots Nos. 11 and 12 and running thence with the joint line of said lots, S 30-00 E 364.4 feet; thence S 36-10 W 109.3 feet to a point at joint rear corner of Lots No. 10 and 11; thence with the joint lines of said lots N 30-00 W 408.6 feet to an iron pin on the southeasterly side of West Golden Strip Drive; thence with the southeasterly side of said Drive, N 60-00 E 100 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Carl D. Barnwell, to be recorded of even date herewith.

ASSUMPTION NOTICE - The debt evidenced hereby and secured by the Mortgage hereinafter referred to is subject to call in full or the terms thereof being modified in the event the real estate securing the debt is sold, conveyed or otherwise transferred.

RECORDED
JUL 13 1983
\$17.00

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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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