

MORTGAGE OF REAL ESTATE

VOL 1609 PAGE 137

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT A. CLAY, AS TRUSTEE UTA Dated 1/3/83

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest
Whose address is: P. O. Box 485, Travelers Rest, South Carolina 29690

(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

Fifty Thousand and no/100----- Dollars (\$ 50,000.00) due and payable

BEGINNING July 15, 1984 in the amount of \$639.93 per month for fifty-nine (59) months and on June 15, 1989, the entire balance of \$43,079.48 shall become due and payable.

with interest thereon from date at the rate of 13.25 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, being on the Northern side of Merrifield Drive and being shown and designated as Lot No. 15, on a Plat of HERRIFIELD PARK, Section I., made by C. O. Riddle, Surveyor, dated October, 1967, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 000, Page 177, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Merrifield Drive at the joint front corners of Lots Nos. 14 and 15 and running thence along the common line of said lots, N. 19-00 E. 215.2 feet to an iron pin; thence S. 75-58 E., 110.4 feet to an iron pin at the joint rear corners of Lots Nos. 15 and 16; thence along the common line of said lots, S. 19-00 W. 224.8 feet to an iron pin on Merrifield Drive; thence along the Northern side of Merrifield Drive, N. 71-00 W., 110 feet to an iron pin, the beginning corner.

This being the same property conveyed by deed from Francis W. Freeman unto Robert A. Clay, As Trustee UTA dated 1/3/83, by deed recorded in the RMC Office for Greenville County, S. C. in Deed Bolume 1191 at Page 30, recorded June 23, 1983.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 25 '84
STAMP TAX
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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 hereinaabove 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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