

MORTGAGE OF REAL ESTATE—Offices of L. D. Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

309

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Edwin E. Clement and Patricia H.

Clement (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Bank & Trust Company of Greenville, South Carolina (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 Seventy-Five Hundred and

No/100-----DOLLARS (\$ 7500.00), with interest thereon from date at the rate of 8% per centum per annum, said principal and interest to be repaid: 180 days from date, which is April 7, 1973.

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, on the Southern side of Waterloo Circle, being shown and designated as Lots 7, 8 and 9 on a plat of Boiling Springs Estate, prepared by C. O. Riddle, RLS, dated July, 1961, recorded in the RMC Office of the Greenville County Courthouse, in Plat Book YY, at Pages 13 and 14, and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the Southern side of Waterloo Circle at the joint front corner of Lots 6 and 7, and running thence with the common line of said lots, S. 20-12 E. 471.1 to an iron pin at the joint rear corner of said lots; thence along the rear lot line of Lots 7, 8 and 9, N. 39-00 E. 785.8 feet to a point in the center of Brushy Creek, the center line of said creek being the boundary line; thence with Brushy Creek, N. 7-51 E. 148.7 feet to a point in the center line of said creek; thence leaving said creek and running along the common line of Lots 9 and 10, N. 76-38 W. 255.3 feet to an iron pin on Waterloo Circle at the joint front corner of said lots; thence running with Waterloo Circle, the following courses and distances: S. 13-32 W. 159.4 feet to an iron pin, S. 27-35 W. 73.3 feet to an iron pin, S. 55-44 W. 73.3 feet to an iron pin, S. 69-48 W. 267.4 feet to an iron pin, S. 65-17 W. 51.3 feet to an iron pin, the point of beginning.

Lots 7 and 8 of the above described property were conveyed to the mortgagors by Deed of Rockwood Enterprises, Incorporated, dated May 7, 1971, and recorded in the RMC Office of the Greenville County Courthouse, in Deed Book 915, at Page 547.— Lot No. 9 of the above described property was conveyed to the mortgagor, Patricia H. Clement, by Deed of Roy Burry, dated April 26, 1972, and recorded in the RMC Office of the Greenville County Courthouse, in Deed Book 942, at Page 410.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.