

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
APR 23 11 30 AM '79

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

WHEREAS, I, ROBERT G. CLAYTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto RONNI G. CLAYTON

(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

Five Thousand and No/100 -----Dollars (\$5,000.00) due and payable
as per the terms of said Note

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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

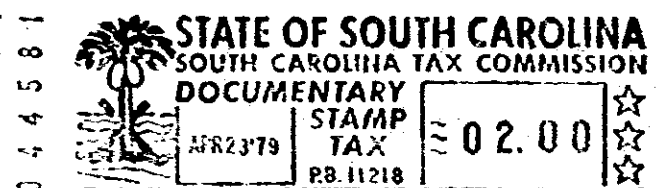
ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 12, as per plat prepared by Piedmont Engineering Service, March, 1959, entitled Fenwick Heights, Section 1, said plat being recorded in the RMC Office for Greenville County in Plat Book QQ, Page 44, and having according to said plat the following metes and bounds:

BEGINNING at a point on Inverness Court (formerly Gippy Court), joint front corner of Lots 12 and 13, running thence along line of Lot 13 S. 46-27 W., 175.7 feet to a point on the line of Lot 6; thence along the line of Lots 6, 8 and 9 S. 62-40 E. 135 feet to a point on line of lot 9 and 11; thence along line of lot 11 N. 40-02 E. 168.6 feet to a point on Gippy Court (now Inverness Court); thence along Inverness Court N. 55-40 W. 42 feet; thence N. 65-08 W. 73 feet to a point, the same being the point of BEGINNING.

This is that property conveyed to Mortgagor and Ronni S. Clayton by deed of M. L. Lanford, Jr., recorded October 7, 1966, in the RMC Office for Greenville County, South Carolina, in Deed Book 807 at page 250. Ronni S. Clayton conveyed her one-half (1/2) interest in this property to Mortgagor by deed dated and filed concurrently herewith but prior to this mortgage.

This is a second mortgage junior to that of Mortgagor to First Federal Savings and Loan Association dated April 20, 1979, and recorded prior to this mortgage in the RMC Office for Greenville County in Mortgage Book 1463 at page 991.

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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 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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