

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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FILED
DEC 17 10 40 AM '80
DOUGLAS W. WATERSLEY
R.M.C.

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

WHEREAS, Edward W. Clay, Jr.

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

William D. Richardson and James B. Newman

(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

Twenty-Eight Thousand Two Hundred Fifty and No/100-----Dollars (\$ 28,250.00) due and payable at the rate of \$282.45 per month for 30 months payable to interest only, with the principal balance due and payable 24 months from date. Mortgagees agree that if Mortgagor is unable to refinance this property within 24 months from date, they will grant Mortgagor an extension of 6 months to enable him to refinance. At the end *** with interest thereon from date at the rate of 12 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, known and designated as Lot No. 52 as shown on a plat of the subdivision of Oakview, Section V-A, recorded in the RMC Office for Greenville County in Plat Book 5D at Page 97.

This is the same property conveyed to the Mortgagor herein by deed of William D. Richardson and James B. Newman dated March 10, 1980, to be recorded herewith.

*** of the 6-month extension, notwithstanding whether or not this property has been refinanced, the principal balance as stated herein, along with accrued interest, will be due and payable.

RECORDED IN THE R.M.C. OFFICE
GREENVILLE, S.C.
DOCUMENTARY
1980

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.

RECORDS

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