

MORTGAGE OF REAL ESTATE -

Mortgagee's Address:
Route 5
Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
MAY 2 3 37 PM '80
S. C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONN E. BARRERSLEY, LUCETTA M. CLIFTON, JACK CLIFTON and DOROTHY M. CLIFTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto EARL T. BAUGHMAN

(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 One Hundred Twenty-Four Thousand Two Hundred Fifty and

No/100-----Dollars (\$124,250.00) due and payable
in 120 equal monthly installments of \$1,642.00 beginning July 25, 1980,
and continuing each month thereafter until paid in full on or before
June 25, 1990,

with interest thereon from date hereof at the rate of Ten (10) per centum per annum, to be paid: as per note.

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 City of Mauldin, on the northwestern side of Balcombe Blvd., containing approximately 3.2 acres, and being shown and designated on a compiled plat of Property of Lucetta M. Clifton, Jack Clifton and Dorothy M. Clifton, prepared by Freeland & Associates, dated 3-10-80 and recorded in the RMC Office for Greenville County in Plat Book 7-Z, Page 57, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING At an iron pin near the center of Balcombe Blvd., joint corner of property of Lakewood Subdivision and running thence N 44-22 W 787.0 feet to an iron pin; thence turning and running with the Burdette line, N 31-15 E for a total distance of 155.0 feet to an iron pin on the line of property of the Greenville County School District; thence with the school district line, S 52-41 E for a total distance of 414.7 feet to an iron pin; thence turning and running S 47-16 W 56.6 feet to an iron pin; thence turning and running, S 46-16 E 435.0 feet to an iron pin near the center of Balcombe Blvd.; thence running along the center of said Balcombe Blvd, S 51-44 W, totaling 170.0 feet to an iron pin, the point of beginning.

A twenty (20') foot easement for right of ingress and egress to and from Tract "A" and Tract "B", as shown on above referred to survey, is hereby reserved.

Being the same property conveyed to the mortgagors herein by deed of Earl T. Baughman, to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rent, 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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