

MORTGAGE OF REAL ESTATE

BOOK 1531 PAGE 204

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

JAN 30 10 55 AM '81 FROM THESE PRESENTS MAY CONCERN:

CONNOR TANKERSLEY
R.M.C.

WHEREAS, RONALD S. CLEMENT

(hereinafter referred to as Mortgagor) is well and truly indebted unto SUSIE L. CLEMENT

(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 Thousand and no/100**

Dollars (\$20,000.00) due and payable

with interest thereon from **January 1, 1981** the rate of **15%** per centum per annum, to be paid **June 30, 1981**

WHEREAS, the Mortgagee may hereafter become entitled to the said Mortgage 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 Mortgagee may be entitled to the Mortgage, 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 Mortgagee in hand well and truly paid by the Mortgagor 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, his heirs, assigns and assigns

ALL that certain piece, parcel or lot of land with all improvements thereon, hereinafter described therein, situate, lying and being in the State of South Carolina, County of

Greenville, City of Greenville being known and designated as Lot No. 13 and a part of Lot No. 15 of the Goddard-McPherson Property being situate on McPherson Lane and being shown on the County Block Book as being in School District 519, Sheet 203, Block 9, Lot 71, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of McPherson Lane at the joint corner of Lot 11 and running thence S. 48-45 E. 185.4 feet to an iron pin; running thence N. 55-55 E. 97.35 feet to an pin; running thence N. 48-45 W. 198 feet to an iron pin on McPherson Lane; running thence along McPherson Lane, S. 48-47 W. 95 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of I. Langston Donkel, III, dated June 30, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1128, page 726, July 7, 1980.

Mortgagee's Address

P.O. Box 1123

Taylor, S.C.

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Together with all and singular rights, tenements, and appurtenances to the same in any way incident or appertaining, and all of the rents, issues, and profits which may lawfully be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter installed, erected, or fixed 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, with all and singular rights and appurtenances thereto, unto the Mortgagee, his heirs, assigns and assigns forever.

The Mortgagor covenants that he will well and truly defend, at the expense of the Mortgagee, the title to the land hereunto mortgaged, and will pay all taxes and assessments except as provided herein. The Mortgagee shall have the right to foreclose upon the said debt and premises unto the Mortgagee, from time to time, and against the Mortgagor and his heirs, assigns and assigns forever, according to the laws of the State of South Carolina.

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