

FILED
GREENVILLE CO. S. C.

BOOK 1531 PAGE 757

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 4 2 24 PM '81
RONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MIKE WILSON and JANET ROPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto STEPHEN P. CLEMENTS and JEAN A. CLEMENTS
102 Terrace Circle
Simpsonville, 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

Thirteen Thousand Five Hundred and No/100 ----- Dollars (\$ 13,500.00) due and payable

with interest thereon from _____ date _____ at the rate of nine (9%) per centum per annum, to be paid:

as per the terms of said 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, and shown on a plat of property of Alma V. Densmore prepared by James L. Strickland, RLS, dated February 16, 1979, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of U. S. Highway 25 at the Black property line, and running thence N29-53W 103.28 feet with the center of said highway to the grantor's property line; thence N60-07E 199.1 feet; thence with Sullivan property, S29-54E 119.55 feet to Black property line; thence S64-47 199.85 feet to the point of beginning, and containing 0.51 acre.

This is that property conveyed to Mortgagor by deed of Stephen P. Clements and Janet A. Clements dated and filed concurrently herewith.

5070
--- THE 4th 1000

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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