

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Stanley Clark and Deborah Clark,

(hereinafter referred to as Mortgagor) is well and truly indebted unto James B. Stegall

(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 Two Thousand Six Hundred and no/100

Dollars (\$2,600.00) due and payable in sixty equal monthly installments of Fifty-seven and 85/100 Dollars (\$57.85) beginning on the first day of Nov. , 1981

with interest thereon from October 1, 1981 at the rate of Twelve (12) per centum per annum, to be paid: October 1, 1986

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 in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot 14, of the property of Colonial Company as per plat prepared by Dalton &amp; Neves, Engineers, dated September 1925 and recorded in the RMC Office for Greenville County in Plat Book "G" at Page 112, and shown on a more recent plat for Grady B. LaBoon, Jr. and Betty Holland LaBoon, prepared by Carolina Surveying Company, dated October 23, 1979, being described more particularly, according to latter plat, to-wit:

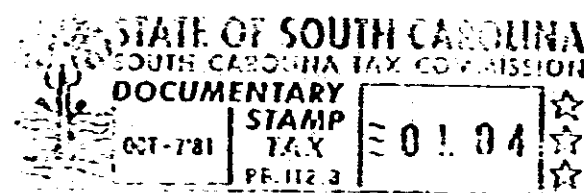
BEGINNING at an iron pin on the southeast side of Franklin Road, at the corner of Lot. No. 13, said pin being 203.9 feet from the eastern intersection of Franklin Road and Edwards Road, and running thence along the Line of Lot. No. 13, S. 44-22 E. 207.2 feet to iron pin on the line of Lot. No. 11; thence along the line of Lot. No. 11, N. 44-47 E. 60 feet to an iron pin at the corner of Lot. No. 15; thence along the line of Lot. No. 15, N. 44-22 W. 206.2 feet to an iron pin on the Southeast side of Franklin Road, S. 45-38 W. 60 feet to beginning corner.

THIS conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is the same property which the Mortgagors herein received by general warranty deed of Grady B. LaBoon, Jr. and Betty Holland LaBoon dated September 25, 1981 and recorded in Deed Book 1156 at page 373 in the R.M.C. Office for Greenville County, October 7, 1981.

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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 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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