

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 2 2 59 PM '82  
JONNIE TANNERSLEY  
R.H.C

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ROGER CLONTZ,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Gladston Griffin or Cleo P. Griffin

(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

Seven Thousand One Hundred Thirty-two & 67/100- - Dollars (\$ 7,132.67--)-due and payable \$100.00 or more on December 1, 1982, and \$100.00 or more monthly until paid in full

with interest thereon from December 1, 82 at the rate of 7% per centum per annum, to be paid:  
On the 1st of each month beginning with the December 1, 1982 payment.

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, Bates Township, on the west side of White Horse Road, known as Lot #2 of plat made by Webb Surveying and Mapping Company, April 1968 for W. G. Griffin as recorded in Plat Book 4-0, page 252 and having the following metes and bounds, to-wit:

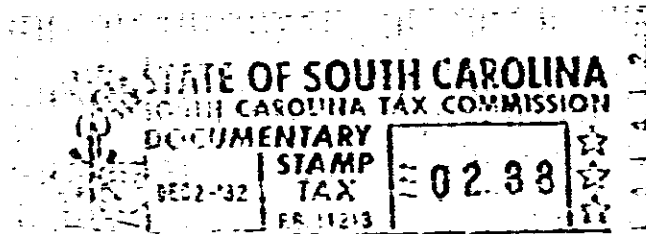
BEGINNING at a point on the west side of White Horse Road, corner of Lots # 1 and 2 and running thence with right-of-way of said road N. 7 - 29 E. 178.7 ft. to a point; thence along the Coleman line S. 64 - 01 E. 200.2 ft. to a point, corner of Lots # 2 and 3; thence along the line of Lot # 3 N. 33 - 54 E. 179.8 ft. to a point, corner or Lots # 1 and 3; thence N. 59 - 52 W. 119 ft. to the beginning corner.

This is recorded subject to all existing easements and rights-of-way.

The Mortgagor shall not have the right to transfer this mortgage to another party without the approval of the Mortgagees. Should this property or mortgage be transferred to another party, it shall become due and payable on demand.

This being the same property conveyed to the Mortgagor by deed of the Mortgagee to be recorded herewith.

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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 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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