

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE

TO WHOM THESE PRESENTS MAY CONCERN:

SEP 14 3 57 PM '84

WHEREAS, WOODROW F. DEWARR, JR. and NADINE M. CLARK

R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS C. JAMES  
Rt. 4, Box 284

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are  
incorporated herein by reference, in the sum of TWENTY-EIGHT THOUSAND AND NO/100

Dollars (\$ 28,000.00 ) due and payable

per note executed this date or any future modification, extensions or renewals thereof

with interest thereon from date at the rate of per note per centum per annum, to be paid 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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

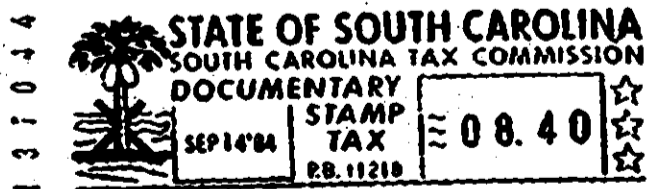
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and  
being in the State of South Carolina, County of Greenville near the Town of Simpsonville containing  
20.13 acres as shown on a plat prepared for Woodrow F. Clark, Jr. and Nadine M. Clark  
by C. O. Riddle, R.L.S., dated August 9, 1984 and recorded in the R.M.C. Office for  
Greenville County in Plat Book 10-X at Page 18, and having, according to said plat,  
the following metes and bounds, to-wit: BEGINNING at a nail and cap in the center of  
New Harrison Bridge Road, joint front corner of the within described property and property  
now or formerly of L.R. Richardson, Jr., and running along the center of the aforementioned  
road S. 86-51 E., 899.83 feet to a railroad spike in the center of said road; thence turn-  
ing and running S. 31-29 W., 1609.52 feet to an iron pin; thence turning and running  
N. 59-57 W., 398.32 feet to an iron pin; thence turning and running N. 13-12 E., 1255.78  
feet to a nail and cap in the center of New Harrison Bridge Road, the point of  
beginning.

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being near the Town  
of Simpsonville, County of Greenville, State of South Carolina containing 20.09 acres  
as shown on a plat prepared for Woodrow F. Clark, Jr. and Nadine M. Clark by C. O.  
Riddle, R.L.S., dated Augsut 9, 1984 and recorded in the R.M.C. Office for Greenville  
County in Plat Book 10-X at Page 18, and having, according to said plat, the  
following metes and bounds, to-wit: BEGINNING at a railroad spike in the center of  
New Harrison Bridge Road, joint corner of the within described property and other property  
of the Mortgagor and running thence along the center of said road S. 86-51 E., 192.43  
feet to a spike; thence running S. 85-36 E., 200 feet to a spike; thence running  
S. 82-32 E., 117.57 feet to a spike, joint front corner of the within described  
property and property now of formerly of Ella D. Stewart; thence turning and running  
S. 24-49 W., 603.01 feet to an iron pin; thence S. 31-44 W., 847.60 feet to an iron pin;  
thence S. 42-35 W., 267.33 feet to an iron pin; thence S. 29-45 W., 119.13 feet to a stone;  
thence turning and running N. 59-57 W., 473.54 feet to an iron pin; thence turning and  
running S. 31-29 W., 1609.52 feet to a railroad spike in the center of New Harrison Bridge  
Road, the point of beginning.

These being the same properties conveyed to the Mortgagors herein by deed of Calvin G.  
Ridgeway, of even date, 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 ap-  
pertaining, and of all 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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RECORDED

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