

TO ALL WHOM THESE PRESENTS MAY CONCERN:
AUG 20 12 56 P M '75

WHEREAS, John H. Sherbert DONNIE S. TANKERSLEY R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. W. Clayton and Sara J. Clayton

(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 and no/100-----

----- Dollars (\$ 2,000.00) due and payable due and payable in 5 equal yearly payments of \$400.00 each. First payment due August 19, 1975 and an equal payment due the 19th of each consecutive year thereafter until paid in full.

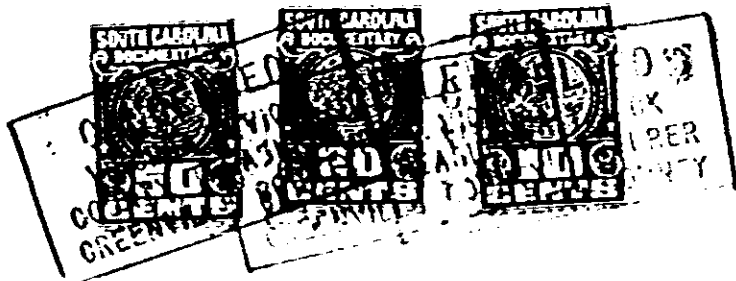
with interest thereon from date at the rate of 8 per centum per annum, to be paid: annually

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 accounts 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, lying on the west side of the Greer and Gowansville Road, joined on the South by Clayton land and on the North and West by A. J. Neves and on the east by the above said road. Having the following metes and bounds, to wit:

Beginning on an iron pin in said road, thence with said road as the line N. 17-45 E. 250 feet to a pin in said road; thence N. 86-35 W. 288 feet to an I.P.; thence N. 40-25 W. 298 feet to an I.P.; thence N. 68-35 W. 206 feet to an I.P.; thence S. 10-25 W. 545 feet to an I.P. on the Clayton line; thence with the said Clayton line 87-95 E. 690 feet to an I.P. in the above said road at the beginning corner, containing 5.85 acres, more or less and being the same property as shown in deed recorded in Deed Book 756, Page 487, R.M.C. Office for Greenville County.



Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or appertaining, 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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