

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
AUG 15 3 48 PM '93  
DONALD

MORTGAGE OF REAL ESTATE

30-1521-151

OF ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS,

we, **KENNETH ABLEN CLARK & PATRICIA ANN CLARK,**

hereinafter referred to as Mortgagor) is well and truly indebted unto **LLOYD DACUS**

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 **FOURTEEN THOUSAND AND NO/100** Dollars (\$ **14,000.00**) due and payable

**\$150.45 monthly for 15 years, payments applied first to interest, balance to principal, first payment to be September 13, 1983,**

with interest thereon from **date** at the rate of **10%** per centum per annum, to be paid **monthly**

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 abovesaid 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 Mortgagee in hand well and truly paid by the Mortgagor 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, hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville, near the City of Greenville, being known and designated as Lot No. 3 of Block Z, of Riverside Land Company property, as shown on plat recorded in Plat Book A, page 323, RMC Office for Greenville County; said lot fronts 50 feet on Highlaw Avenue, with a depth of 125 feet; said lot is shown on the County Block Book as Lot 3 of Block 8 on Sheet 147.**

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagee herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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Together with all and singular rights, franchises, 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 thereon, 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 Mortgagee covenants that it is lawfully seized of the premises hereabove 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 Mortgagee 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 who may ever lawfully claim the same or any part thereof

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