

MORTGAGE OF REAL ESTATE

State of South Carolina
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This Mortgage made on or as of the 26th day of June 19 79 between
Allan B. Clark and Betty J. Clark (hereinafter called "Mortgagor"), residing at
110 - 116 Hilton in the City of Greenville
County of Greenville, the State of South Carolina, and the United States of America,
(hereinafter called "Mortgagee"), acting by and through the Department of Housing and Urban Development, having a
Regional Office at Room 645 Peachtree-Seventh Building in the City of Atlanta, County of Fulton, and State of
Georgia.

No/100

WITNESSETH, that to secure the payment of an indebtedness in the principal amount of Twenty-seven thousand three hun-
Dollars (\$ 27,350.00), with interest thereon, which shall be payable in accordance with a certain note, bond or
other obligation (which note, bond or obligation is hereinafter called "Note"), bearing even date herewith, a true and
correct copy of which, exclusive of the signature of the Mortgagor, marked "Schedule A", is annexed hereto and made a
part hereof, and all other indebtedness which the Mortgagor is obligated to pay to the Mortgagee pursuant to the pro-
visions of the Note and this Mortgage, the within written Mortgage is given.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for
the better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars
(\$3) 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 said Mortgagee, its successors and assigns, the following de-
scribed real estate, to wit:

ALL that piece, parcel or lot of land lying and being in the City of Greenville, County
and State aforesaid and lying on the south side of Hilton Street (formerly known as River
Street) and being known and designated as Lots Nos. 70, 71, 72, 73, 74 and a portion of
Lot No. 69 on a plat of Section 2, Nicholtown Heights made by W. S. Riddle, Surveyor,
April 1941, and is recorded in the RMC office in Plat Book M pages 4 and 5, and a survey
made by Jones Engineering Services, December 1965, recorded in the RMC office in Plat
Book LLL page 122 and having, according to said plat, the following metes and bounds,
to wit:

BEGINNING at an iron pin on the south side of Hilton Street at the northeast corner of
Lot 74 and running thence S. 16-14 E. 135 feet to an iron pin on the boundary line of Lot
74; thence continuing on the boundary line of Lot 74 S. 16-14 E. 40 feet more or less to
an iron pin; thence S. 73-46 W. 208.1 feet more or less to an iron pin; thence N. 20-30
W. 40 feet more or less to an iron pin; thence N. 16-14 W. 130.5 feet to an iron pin on
the south side of Hilton Street; and running thence with Hilton Street N. 73-46 E. 208.1
feet to the point of beginning.

TOGETHER with an easement for ingress and egress over a 40 foot strip of land running west
from the above described property for a distance of approximately 203.5 feet to Alameda
Street as shown on plat LLL page 122.

THIS property is known and designated as Block Book 201-18-26.

THIS is the same property conveyed to Allen B. Clark and Betty J. Clark from Joe Austin
recorded February 26, 1979 in Deed Book 1097 page 440 in RMC for Greenville County.

TOGETHER with all appurtenances thereto and all the estate and rights of the Mortgagor in and to such property or
in any wise appertaining thereto; all buildings and other structures now or hereafter thereon erected or installed, and
all fixtures and articles of personal property now or hereafter attached to, or used in, or in the operation of, any such
land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for
the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing,
bathroom, lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and
fixtures, and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such
land, buildings or structures in any manner.

TOGETHER with any and all awards now or hereafter made for the taking of the property mortgaged hereby, or any
part thereof (including any easement), by the exercise of the power of eminent domain, including any award for
change of grade of any street or other roadway, which awards are hereby assigned to the Mortgagee and are deemed a
part of the property mortgaged hereby, and the Mortgagee is hereby authorized to collect and receive the proceeds of
such awards, to give proper receipts and acquittances therefor, and to apply the same toward the payment of indebted-
ness secured by this Mortgage, notwithstanding the fact that the amount owing thereon may not then be due and pay-
able; and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other
instruments sufficient for the purpose of assigning each such award to the Mortgagee, free, clear and discharged of any
encumbrances of any kind or nature whatsoever; and

TOGETHER with all right, title and interest of the Mortgagor in and to the land lying in the streets and roads in front
of and adjoining the above described land (all the above described land, buildings, other structures, fixtures, articles
of personal property, awards and other rights and interests being hereinafter collectively called the "mortgaged
property").

TO HAVE AND TO HOLD the mortgaged property and every part thereof unto the Mortgagee, its successors and
assigns forever for the purposes and uses herein set forth

AND the Mortgagor further covenants and agrees with the Mortgagee, as follows:

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