STATE OF SOUTH CAROLINA OLLIE FARNSWORTH COUNTY OF GREENVILLE R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Sydney L. Clayman and Shiela Clayman

(hereinafter referred to as Mortgagor) is well and fruly indebted unto Lou Fenyves

(hereinefter referred to as Mortgages) severableken by his manageren opposition of the manageren and hereine opposition of the manageren by the manageren by the manageren of th

by reason of his guarantee of the promissory note in the amount of \$24,250.00, to the extent that he may be required to make any payment and in accordance with the terms of agreement entered into by us.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages 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 only other and further sums for which the Mortgagor may be included to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 $\frac{1}{3}$ Greenville known and designated as Lot No. 13

of Avondale Forest as shown by plat thereof recorded in Plat Book BBB, at Page 36 in the R. M. C. Office for Greenville County; being the same property conveyed to us by W. N. Leslie, Inc., by deed recorded in the said R. M. C. Office in Deed Book 679, at Page 294, Reference to said deed and plat are hereby craved for a fuller description.

This mortgage is junior in rank to a certain mortgage held by Carolina Federal Savings and Loan Association recorded in the said R. M. C. Office in Mortgage Book 1142, at Page 4.

Together with all and singular rights, members, herditements, and appurtenances to the same belonging in any way incident or sppertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgager forever, from and against the Mortgagor and all persons whomsover lawfully claiming the same or any part thereof.