



STATE OF SOUTH CAROLINA

County of Greenville

MORTGAGE OF REAL ESTATE

1528 003

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS Stephen P. Clements and Jean A. Clements, his wife SDA Corporation

Herein after referred to as Mortgagee... Five thousand two hundred fourteen and 36/100 Dollars \$ 5,214.36

Sixty (60) monthly payments of one hundred thirty-five and no 1/00 (135.00) due first payment January 12, 1981 and the 12th of each month after that.

with interest thereon from date of the rate of 18.91 per centum per annum, to be paid:

WHEREAS the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of and other and further sums for which the Mortgagee 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 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

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot #2, Terrace Circle, on a plat of Forest Park Subdivision recorded in plat Book EE at pages 64 & 65 and a more recent plat of Property of William F. Tomz dated August 6, 1974, prepared by Carolina Surveying Co. and having according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Terrace Circle, joint front corner of Lots 2 & 3 and running thence with the joint line of said lots, S. 68-01 W., 190 feet to an iron pin; thence N. 21-59 W., 100 feet to an iron pin at the joint rear corner of lots 1 & 2; thence with the joint line of lots 1 & 2, N. 68-01 E., 190 feet to an iron pin at the joint front corner of lots 1 & 2; thence S. 21-59 e., 100 feet to the point of beginning.

This is that property conveyed to Grantor by deed of E. Albert Ray recorded August 23, 1974 in the RMC Office for Greenville County in Deed Book 1005 at Page 482.

Grantee assumes that certain mortgage to Collateral Investment Company dated August 12, 1974 recorded in RMC Office for Greenville County in Mortgage Book 1320 at Page 553 and having a present balance of \$22,904.96.



Together with all and singular rights, members, fixtures, appurtenances to the same belonging in any way the debt or part thereof, and all the rents, issues, and profits which may or shall be had therefrom, and including all heating, plumbing, and light fixtures, as well as all fixtures attached connected and appurtenant 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 unto the said Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that he is lawfully seized of the premises hereinafore described in fee simple absolute, that he has paid all taxes and assessments which may or shall be due thereon, 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 to the Mortgagee, its heirs, successors and assigns, against the Mortgagee and all persons who shall lawfully claim the same or any part thereof.

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