

MORTGAGE OF REAL ESTATE

WALKER, EWING & GRAYSON CO., CHARLESTON, S. C. 13300-3-12-40

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. T. CLARK and wife, NELLIE MILDRED CLARK, of the County of Greenville, and State of South Carolina, send greeting:

WHEREFORE we, the said M. T. CLARK and wife, NELLIE MILDRED CLARK, are well and truly indebted to HESTER CLARK, of the County of Buncombe, and State of North Carolina, in the sum of EIGHT HUNDRED DOLLARS, for which we have given her our note of bond, payable in monthly installments in the sum of Twenty (\$20.00) Dollars, said note being secured by a mortgage on the real estate hereinafter described, reference being thereto had, will more fully appear.

NOW KNOW ALL MEN that we, the said M. T. CLARK and wife, NELLIE MILDRED CLARK, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said HESTER CLARK, according to the terms of said note or bond, and in further consideration of the sum of Three Dollars to them, the said M. T. CLARK and wife, NELLIE MILDRED CLARK, in hand well and truly paid to the said HESTER CLARK, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and releases, and by these presents do grant, bargain, sell and release unto the said HESTER CLARK, all that certain tract of land, situated in Saluda Township, Greenville County, being on the Hendersonville-Greenville Highway, and having the following metes and bounds, according to plat of Geo. W. Wells, Surveyor, dated December, 1911:

BEGINNING at a point on the East side of Hendersonville-Greenville Highway, which point is the southwestern corner of a certain tract of land heretofore conveyed by Woodville Investment Company to Dorretta M. Reid, and running thence South 87-40 East 450 feet to a pin; thence North 41-30 West 305 feet to a stake in creek; thence with center line of creek North 7-00 West 56 feet; thence continuing along center line of creek North 22-00 West 48 feet; thence continuing with center line of creek North 65-00 West 115 feet to a stake; thence continuing with center line of creek North 5-00 East 173 feet to a point in the center line of Saluda Road; thence along center line of Saluda Road North 62-00 East 525 feet to a stake; thence continuing with center line of Saluda Road North 70-30 East 454 feet to a point in center of Saluda Road; thence North 71-30 East 145 feet to a Hickory tree on Revis line; thence South 3-00 West along line between Revis and Woodville Investment Company, 4746 feet to a stake; thence South 72-30 East along said dividing line between Revis and Woodville Investment Company 313 feet to a stake; thence South 48-15 West 1,530 feet to a stake on the right-of-way of Hendersonville-Greenville Highway; thence along the right-of-way of the Hendersonville-Greenville Highway North 19-00 West 529 feet to a stake; thence continuing along line of Hendersonville-Greenville Highway North 5-30 West 200 feet to a stake; thence continuing with said line of Hendersonville-Greenville Highway North 2-45 West 312 feet to the place of BEGINNING, containing 31.2 acres.

Being the same property conveyed to M. T. Clark and wife, Nellie Mildred Clark, by J. B. Ricketts, Trustee, in a deed recorded in the Office of the Clerk of the County of Greenville County, in Deed Book , page , dated the 27th day of November, 1942.

TOGETHER with all and singular the rights, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appurtenant.

TO HAVE AND TO HOLD all and singular the said premises unto the said HESTER CLARK, HER heirs and assigns forever.

And we do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said HESTER CLARK, her heirs and assigns, from and against their heirs, executors, administrators and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said M. T. CLARK and wife, NELLIE MILDRED CLARK, agree to insure the house and buildings on said lot in the sum of not less than eight hundred dollars, and to keep the same insured from loss or damage by fire, and to assign the policy of insurance to the said HESTER CLARK, and that in the event the mortgagors shall at any time fail to do so, that the said HESTER CLARK may cause the same to be insured in her name, and reimburse herself for the premium and expense of such insurance under this mortgage.

And the said M. T. CLARK and wife, NELLIE MILDRED CLARK, agree to pay said debt or sum of money, with interest thereon, according to the true intent and meaning of the said note or bond, together with all costs and expenses which the said HESTER CLARK shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said M. T. CLARK and wife, NELLIE MILDRED CLARK, do or shall well and truly pay, or cause to be paid, unto the said HESTER CLARK, the said debt or sum of money, with interest thereon, if any shall be due, according to the true intent and meaning of the

ATTEST: My commission expires the 24th day of November, 1943. WALKER, EWING & GRAYSON CO., CHARLESTON, S. C. 13300-3-12-40