

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 27 1979
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONALD THOMAS RIFFLE

1418 339

WHEREAS, I, DONALD THOMAS RIFFLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES P. CLARDY AND CARMEL D. CLARDY

(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

Six Thousand and No/100----- Dollars (\$ 6,000.00) due and payable

in equal monthly installment of One Hundred and No/100 (\$100.00) Dollars commencing on the 24th day of September, and on the 24th day of each month thereafter until the entire amount of principal and interest have been paid in full. Payment to be first applied to interest then to principal.

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 aforesaid 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 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 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, as follows, to-wit:

ALL that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, and being known as Property of Donald Thomas Riffle according to a plat prepared by Jones Engineering Service, dated July 20, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-L, at Page 79, for a metes and bounds description, reference to said plat is hereby craved for a more complete and accurate description thereof.

This is the identical tract of land conveyed the Mortgagor herein by James P. Clardy, Carmel D. Clardy and Wilma O. Clardy by deed recorded herewith.

James P. Clardy and Carmel D. Clardy
208 Hunts Bridge Road
Greenville, South Carolina 29611

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues and profits which may arise or be had therefrom, 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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