300K1580 PAGE182

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

R.M.C

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael Robert Clayton and Mary Susan Clayton

(hereinaster referred to as Mortgagor) is well and truly indebted unto

Johnny H. Bingham, Sr.

(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 Seven Thousand Five Hundred and No/100

Dollars (\$ 7,500.00) due and payable

as set out in promissory note of even date

XXXXXXXXXXX

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 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, the Mortgagoe's heirs, 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, on the northern corner of the intersection of Danhart Street and Alhambra Boulevard, in West Gantt District, being known and designated as Lot Aumber 18 on a "REVISED PLAT, LOTS 14 & 18, MARYDALE, PROPERTY OF MARY B. HARTSELL" made by C.O. Riddle, Surveyor, dated November, 1962, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "CCC" at page 87, reference to said plat being craved for a complete and detailed description thereof.

ALSO: All of the mortgagors right, title and interest in and to that certain piece, p arcel or lot of land, being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the northwestern edge of Danhart Street said iron pin being S 32-30 W 2.7 feet from an iron pin at the edge of the right of way of a railway spur line and Danhart Street, and running thence with a curvature to an iron pin at the edge of Danhart Street, the chord of Which is S 2-30 W 50 feet; thence running with Danhart Street N 32-30 E 90 feet to an iron pin, the point of beginning. See Plat recorded in the RMC Office for Greenville County in Plat Book NN, page 107.

ALSO; one 1971 Safeway mobile home, serial #126424929S

This being the same property conveyed to Mortgagor by deed of William L. Bingham recorded in the RMC Office for Greenville County in Deed Book $\frac{117}{199}$ at page $\frac{139}{199}$ on $\frac{139}{199}$ on $\frac{139}{199}$.

Mortgagee's Address: 109 Buckhoin Rd Rt. 12 6 wenulle, S.C. 29609

LOCUMENTARY

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OR SOUTH ASSOCIATION OF STAMP

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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 all of 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 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 beirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises bereinabove 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 Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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