CHERNYILLE CO S. C

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STATE OF SOUTH CAROLINAED \$5 4 49 PM 83 COUNTY OF GREENVILLEDONNIC

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, James R. Clardy, Sr. and Mark K. Stewart

thereinafter referred to as Mortgagor) is well and truly indebted unto J. G. Blair

thereinafter 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 Seven Hundred Three Dollarsand Fifty Cents-

Dollars (\$6,703.50 as per the terms of that promissory note dated January 31, 1983

with interest thereon from

at the rate of 11%

per centum per annum, to be paid. monthly

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 Mortgagor at any time for advances made to or for his account by the Mirtgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgage r in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the recent whereof is hereby acknowledged has granted, barganed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and issigns:

"ALL that certain piece, parcel or lot of land, with all maj revenients thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 12 on plat of Mills Mill,

which plat is recorded in the RMC Office for Greenville County in Plat Book GG at Pages 60-61, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the northwesterly side of McGarity Street, at joint front corner of Lots Nos. 11 and 12, and running with the line of said lots, N. 31-12 W., 140.1 feet to a point on a 12 foot alley; thence with said alley, S. 59 W., 70 feet; thence S. 34-08 E., 140 feet to a point on McGarity Street; thence with McGarity Street, N. 59 E., 62.3 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of the mortgagee herein as recorded in Deed Book 1146 at Page 944 in the RMC Office for Greenville County, S. C., on April 27, 1981.

Together with all and singular rights, members, bereditaments, 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 such futures and equipment, other than the rusual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagie, its heirs, success its and assigns, forever.

The Mortgagor covenants that it is I wfully seized of the premises heiremalove described in fee simple absolute, that it has good right and is The Montagor covenants that it is recomb select the promises are free and dear of all hers and encumbrances except as provided fawfully and mod to sell, convey or encumber the same, and that the promises are free and dear of all hers 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 Mortgager and all persons whomsoever lawfully claiming the same or any part thereof.