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STATE OF SOUTH CAROLINA FILED
COUNTY OF GREENVILLE GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

AUG 3 11 03 AM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Kenneth E. Clevenger and Addie C. Clevenger

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kathy Lee Radler also known as Kathy Lee Mackey

(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 Eighteen Thousand and 00/100

Dollars (\$18,000.00) due and payable

in accordance with the terms of that certain promissory note executed of even date herewith

with interest thereon from August 2, 1979 at the rate of nine (9%) per centum per annum, to be paid with the 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 shown on a plat known as "Plat for Kathy Radler" made by Webb Surveying and Mapping Company in February, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-S at page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of land now or formerly owned by Malcolm M. Manning and land now or formerly owned by Angeletti and running thence N. 67-17 W. 63.5 feet to a point; thence N. 77-55 W. 115.9 feet to an iron pin; thence N. 83-49 W. 185 feet to an iron pin; thence N. 51-23 W. 160 feet to an iron pin; thence N. 57-17 W. 305 feet to an iron pin; thence with the creek as a line N. 4-26 E. 363.7 feet to an iron pin; thence S. 61-59 E. 651.6 feet to an iron pin; thence N. 87-55 E. 142 feet to a stick; thence S. 1-16 W. 399 feet to the iron pin at the point of beginning, said tract containing 6.63 acres, more or less.

The above-described property is the same acquired by the mortgagors by deed from Kathy Lee Radler, also known as Kathy Lee Mackey, dated July 2, 1979, to be recorded herewith.

As part of the terms and conditions of this mortgage, it is specifically agreed by the mortgagors and by the mortgagee that this mortgage cannot be assumed by any other party or parties, and that in the event the mortgagors decide to sell, convey or otherwise transfer the property herein to any other party or parties while this property is subject to this mortgage, then and in that event this mortgage shall be paid in full. Further, it is also agreed that this mortgage cannot be paid in full before one year from the date hereof.

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STATE OF SOUTH CAROLINA
GREENVILLE COUNTY CLERK'S OFFICE
DOCUMENTARY
STAMP
9720

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 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 Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey or otherwise dispose of the premises free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend forever all and singular the said premises unto the Mortgagee forever, free and against the Mortgagee and all persons who may ever lawfully claim the same or any part thereof.

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