

GREENVILLE, S.C.
MORTGAGE OF REAL ESTATE

BOOK 1531 PAGE 414

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
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DONNIE S. FANKERSLEY
R.M.C. TO ALL

MORTGAGE OF REAL ESTATE
WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Peter Clay and Alice W. Clay- 121 Catlin Circle, Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, A Municipal Corporation, Post Office Box 2207, Greenville, South Carolina 29602

(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 Three Thousand Five Sixty-Six and 00/100 Dollars (\$3,566.00) due and payable

with interest thereon from 15th of month after work completed at the rate of 3 per centum per annum, to be paid: \$61.08 per month and last payment \$63.78.

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 herby 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, being known and designated as Lot No. 13 on a plat of Hyde Park, Section one, recorded in the RMC Office for Greenville County in Plat Book YY at page 141, and having the following metes and bounds to-wit:

BEGINNING at a point on Catlin Circle and running thence with said circle N 60-0E 60.0 feet to a point, being the joint front corner of Lots Nos. 12 and 13; running thence with the joint property line of Lots Nos. 12 and 13, S 30-0E 125.0 feet to a point; running thence S 60-00 W 60.0 feet to a point, being the joint rear corner of Lots Nos. 13 and 14; running thence with the joint property line of Lots Nos. 13 and 14, N 30-0 W 125.0 feet to the point of beginning.

THIS property is known and designated as Block Book No. 267-3-33.

BEING the same property conveyed to Peter Clay and Alice W. Clay by deed of John F. Chandler and Katheryn W. Robinson as trustee for C. E. Robinson, Jr.; recorded in the RMC Office for Greenville County in Deed Book 855 at page 75, on October 29, 1968.

THIS mortgage is junior and subordinante to a mortgage executed by Peter Clay and Alice W. Clay to Cameron-Brown Company, and recorded in REM Book 1124 at page 661, on May 7, 1969. This mortgage was assigned to Federal National Mortgage Association in REM Book 1128 at page 88, recorded on June 9, 1969.

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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 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.