

Mortgagee's address: *5 Mills Mill*

BOOK 1539 PAGE 350

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED

S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 15 AM '81

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

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

(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 Fifteen Thousand and No/100----- Dollars (\$ 15,000.00) due and payable

as per the terms of that promissory note dated April 21, 1981

with interest thereon from date 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 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, 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.

ALSO:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville, designated and known as Lot No. Two (2) on a plat of G.C. Richardson's property, drawn by Dalton & Neves on January, 1939.

BEGINNING at an iron pin on Judson Road, corner of Lot No. One (1); thence along the line of Lot No. One (1), N. 34-52 E. 185 feet to an iron pin; thence S. 53-43 E. 55 feet to an iron pin corner of Lot No. Three (3); thence along the line of Lot No. Three (3), S. 34-52 W. 185 feet to an iron pin on Judson Road; thence N. 53-43 W. 55 feet along the Judson Road to the beginning corner.

THESE being the same properties 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 ____, 1981.

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Together with all and singular rights, members, herditaments, 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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