

MORTGAGE OF REAL ESTATE — SOUTH CAROLINA

9-607
BOOK 861 Page 487

This Mortgage made this 19th day of June, 1961, between

Ray B. McClure and wife Patsy McClure

hereinafter called the Mortgagor, and Wise Homes, Inc. of Spartanburg
hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Four thousand three hundred seventeen and 60/100 Dollars (\$ 4317.60), with interest from the date of maturity of said note at the rate set forth therein, due and payable as follows: in equal monthly installments of \$ 51.40 commencing on the 5th day of August, 1961, and a like amount on the 5th day of each successive month thereafter until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand paid by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

Beginning at an iron pin 287 feet from poplar tree on Branch, thence with L. A. Howard line S 54-12 W 175 feet to Iron Pin center line of dirt road, thence with said road, N 21-10 W 87 feet to point of center line of road, thence N 34-35 E 121 feet to an iron pin, thence S 53-10 E 131 feet to point of beginning. Containing a fraction of an acre this being a portion of Deed Recorded in Deed Book 541, Page 348 in Greenville County Courthouse.

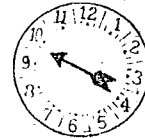
Reference to deed of L. A. Howard refers to poplar tree situate on branch, shown on sketch insaid beginning point.

For a more complete description as follows:

Beginning at an iron pin in center of 25 ft. road, corner of L. A. Howard property; thence along center of said Road, N 21-10 W 87 feet to point in center of said Road; thence N 34-35 E 121 feet to iron pin; thence S 53-10 E 131 feet to iron pin; thence S 54-12 W 175 feet to point of beginning and containing a fraction of an acre.

FILED

JUN 29 1961 A.M.



Mrs. Ollie Farnsworth
R. M. G.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the buildings and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

This Mortgage Assigned to Billie Ann & Sandy Stiles on 25 day of July 1964. Assignment recorded in Vol. 1229 of R. E. Mortgages on Page 514

See Satisfaction See R. E. M. Book 1029 Pages 515 & 516

27 April 1964
Ollie Farnsworth
S. M. C. FOR GREENVILLE COUNTY, S. C.
S. M. C. CLERK, P. M. NO. 208