



WHEREAS, Boyce O. Lee and Carole Lee

(hereinafter referred to as Mortgagor) is well and truly indebted unto Maudine McPherson

(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 Five hundred and 00/100

Dollars (\$ 500.00) due and payable

in full within twelve (12) months from this date

with interest thereon from date at the rate of six per centum per annum, to be paid at maturity of note

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, in Bates Township, near Bates Crossing, on the Western side of State Highway no. 414 (Tugaloo Road), and having, according to survey made by T. T. Dill dated June 17, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of State Highway no. 414 on the right-of-way of the G & N Railroad, and running thence with said right-of-way, N. 64-30 W., 185.7 feet to an iron pin; thence S. 07-10 E., 161.5 feet to an iron pin; thence along property of Wallace, S. 67-53 E., 180 feet to an iron pin (which iron pin is situate 148 feet North of Brooks Drive); thence along the Western side of said Highway, N. 07-10 W., 148 feet to the point of beginning.

The above described property is all of the same conveyed to the mortgagor herein by deed of Herbert E. Rudd, March 13, 1962, recorded in Deed Book 694, page 198 in the R. M. C. Office for Greenville County.

It is noted that this mortgage is secondary to one held by Travelers Rest Federal Savings & Loan Association, Travelers Rest, S. C.

Together with all and singular rights, members, hereditaments, 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.

Full Satisfaction per R. E. M. Book 985 Page 630

4 Feb. 1962
Ollie Johnson
M. R. C. OFFICE
11/22/62