

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, I, James C. McMahan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Breedin McClain

(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 Nine Thousand Four Hundred and 00/100-----

Dollars (\$ 9,400.00) due and payable in monthly payments of Sixty and 57/100 Dollars (\$60.57) for a period of twenty five (25) years; 1st payment to become due on September 1, 1962, and continuing thereafter on the 1st day of each following month until paid in full, said payments to include interest, with privilege of anticipation

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly with payments.

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, on the SE/s of Chestnut Ridge Road about 1.5 miles West of Marietta, S. C., being shown as Lots no. 14 and 15 on a plat of survey of Chestnut Ridge Park, made by Thomas C. Keith, September 24, 1955, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING in said Chestnut Ridge Road on joint front corners of Lots no. 13 and 14. and running with said road, N. 47-00 E., 150 feet to the joint front corners of Lots no. 15 and 16; thence with the common line of Lots no. 15 and 16, S. 56-30 E., 200 feet to an iron pin; (joint corners of Lots 15, 16, 61, 62) thence S. 47-00 W., 150 feet to an iron pin; (joint corners of Lots 13, 14, 59, 60) thence following the common line of Lots no. 13 and 14, N. 56-30 W., 200 feet to the point of beginning, being all of Lots no. 14 and 15 as shown on said plat.

The above described property is all of the same conveyed to the mortgagor herein by deed of the mortgagee on Sept. , 1962, as yet unrecorded.

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.