

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 941 PAGE 241
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James McCray

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CAROLINA MORTGAGE COMPANY

(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 One Thousand Eight Hundred Ninety Two and 29/100 Dollars (\$ 1892.29) due and payable

\$44.45 a month beginning January 1, 1964; payments to be applied first to interest, balance to principal, the last payment due December 1, 1967,

with interest thereon from date at the rate of six(6%) 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, on the northern side of Washington Loop being known and designated as part of Lot No. 15 and all of Lot No. 16, Block E, of Washington Heights and recorded in the R. M. C. Office for Greenville County in Plat Book "M", at Page 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Washington Loop, joint front corner of Lots N. 16 and 17 and running thence with the line of said lots, N. 12-50 E. 124.5 feet to an iron pin; thence continuing N. 75-45 W. 87 feet to an iron pin, joint rear corner of Lots No. 16 and 15 A; thence S. 1-15 W. 138 feet to an iron pin on the northern side of Washington Loop; thence with said Washington Loop S. 85-25 E. 60 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed recorded in Deed Book 621, at Page 61.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to First Federal Savings & Loan Assn. dated April 3, 1959 in the original amount of \$7,500.00 recorded in Mortgage Book 781, at Page 479.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT

For value received, the undersigned hereby transfers, sets over and assigns all of its right, title and interest in and to this mortgage to Southeastern Fund, a Corporation, without recourse.

Witness:
Christine B. Giles
[Signature]

FIRST CAROLINA MORTGAGE COMPANY
By *[Signature]*

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.

This Mortgage Assigned to *North American Acceptance Corp.*
on *31* day of *Dec* 19 *64*. Assignment recorded
in Vol. *1097* of R. F. Mortgages on Page *61*
For Satisfaction see R. F. M. Book 1097 Page 61
Ellie Farnsworth
July 68
1254 P. 800