

AUG 3 10 58 AM 1966

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FAINSWORTH
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1037 PAGE 239

WHEREAS, Adolphus Grady McClain and Melda J. McClain

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wesley M. Rose

(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 SIX HUNDRED FORTY AND NO/100THS
----- Dollars (\$1,640.00) due and payable
on or before one year from date

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

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, at the northwestern corner of the intersection of Fairbanks Street (formerly Oak Street) and Evergreen Street (formerly Douglass Avenue) near the City of Greenville, being known and designated as the southeastern portion of the 2.56 acre tract as shown on a plat prepared by Dalton & Neves, Engineers, dated September, 1925, entitled "Property of Colonia Company, et al", recorded in the RMC Office for Greenville County, S.C. in Plat Book G at page 112 and having according to a more recent plat prepared by R. B. Bruce, dated July 14, 1961, entitled "Property of Adolphus Grady McClain and Melda J. McClain", the following metes and bounds:

BEGINNING at an iron pin at the northwestern corner of the intersection of Fairbanks Street and Evergreen Street, and running thence with the northwestern side of Fairbanks Street, S. 46-13 W. 120 feet to an iron pin; thence N. 44-29 W. 316.7 feet to an iron pin; thence N. 63-55 E. 97.4 feet to an iron pin; thence N. 60-40 E. 30.8 feet to an iron pin on the southwestern side of Evergreen Street; thence with the southwestern side of Evergreen Street S. 44-02 E. 280.6 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land lying, situate and being on the southwest side of Range View Drive and being known and designated as Lot No. 18 on plat of property of C. E. Lloyd, White Horse Heights, prepared by C. C. Jones, C.E., December 20, 1952, and which plat has been recorded in the RMC Office for Greenville County in Plat Book BB at page 135 and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the southwest side of Range View Drive at the joint front corner of Lots Nos. 18 and 19 as shown on said plat and running thence with the joint property line S. 50-41 W. 243.2 feet to an iron pin on the easterly property line of Lot 20 as shown on said plat; thence with the joint property line of Lots Nos. 18 and 19, S. 38-30 E. 75 feet to an iron pin at the joint rear corner of Lots Nos. 18, 20, 27 and 28 as shown on said plat; thence with the joint property line of Lots Nos. 18 and 28, N. 72-22 E. 82.7 feet to an iron pin at the joint corner of Lots Nos. 17, 18 and 28 as shown on said plat; thence with the joint property line of Lots Nos. 17 and 18, N. 48-52 E. 170.4 feet to an iron pin on the southwest side of said Drive; thence with the southwest side of Range View Drive N. 41-08 W. 100 feet to the beginning corner.

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.

Paid and satisfied this 2nd day of July 1968.
Wesley M. Rose
witness Paul J. Foster
L. M. Brown

SATISFIED AND CANCELLED OF RECORD
8 DAY OF July 19 68
Ollie Fainsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:43 O'CLOCK P M NO. 550