

JUN 25 2 55 PM 1968

BOOK 1096 PAGE 59

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE BENS WORTH MORTGAGE OF REAL ESTATE

R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, James B. McCall, Jr. and Geraldine M. McCall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust 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

TWENTY THOUSAND AND NO/100 (\$20,000.00) ----- Dollars (\$ 20,000.00) due and payable

at the rate of \$330.32 per month, commencing on July 25, 1968, until paid in full. Interest is included in the above amount, for a period of six years.

~~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:~~

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, being known and designated as Lot No. 1 of Section A-1 of Gower Estates according to a plat thereof prepared by R. K. Campbell, August, 1961, recorded in the R. M. C. Office for Greenville County in Plat Book ZZ at page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Parkins Mill Road at the joint front corner of Lots 1 and 2 and running thence with the joint line of said lots, S 58-40 E. 165.6 feet to an iron pin in the line of Lot 39 of Section A; thence along the line of Lots 39 and 40, N. 31-20 E. 140.5 feet to an iron pin on the southwestern side of Don Drive; thence with the curvature of said Don Drive, the chord of which is N. 84-58 W. 159 feet to an iron pin at the intersection of said Don Drive and Parkins Mill Road; thence with the curvature of said intersection, the chord of which is S. 63-18 W. 42-5 feet to an iron pin on the southeastern side of Parkins Mill Road; thence with the southeastern side of Parkins Mill Road, S. 31-51 W. 33.4 feet to the point of beginning.

THIS IS A SECOND MORTGAGE

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

SATISFIED AND CANCELLED OF RECORD

10th DAY OF Mar 19 77
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 2:19 O'CLOCK P.M. NO. 23843

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 45 PAGE 821