

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

2:08 P.M.

BOOK 1097 PAGE 355

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, RILEY D. McCARD and LORRAINE H. McCARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto PAUL B. COSTNER, SR.

(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 Ten Thousand and no/100 -----

Dollars (\$ 10,000.00 ) due and payable

on or before one year from date.

with interest thereon from date at the rate of 7% per centum per annum, to be paid Annually.

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, containing 9.62 acres according to plat of property of grantor made by C. O. Riddle, Surveyor, May 28, 1964, and revised September 20, 1967, recorded in Plat Book 444, Page 57, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the intersection of Log Shoals Road and McCall Road and running thence with the center of Log Shoals Road, N. 55-18 E., 139 feet; thence continuing with center of said Road, N. 61-03 E., 714.7 feet; thence with line of property of the Estate of E. P. Hendrix, N. 89-31 E., 705 feet, crossing iron pin and stone, to center of branch; thence with center of said branch as the line, the traverse line of which is S. 10-42 E., 237.5 feet; thence N. 80-07 W., 401.5 feet to an iron pin; thence S. 25-23 W., 498.5 feet to center of McCall Road; thence with center of said Road as the line, the following courses and distances, to-wit: N. 64-17 W., 272.8 feet; N. 69-14 W., 100 feet; N. 81-16 W., 100 feet; N. 87-12 W., 265 feet; and, N. 89-11 W., 177.1 feet to the point of beginning.

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.

*Paid in full and satisfied this 13th day of June 1969.*

*Paul B. Costner Jr.*

*Witness Fred D. Cox Jr.*

SATISFIED AND CANCELLED OF RECORD  
13 DAY OF June 19 69  
*Ellie Thompson*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:57 O'CLOCK P. M. NO. 2774