

WHEREAS, WE, H. E. McCAULEY and MARIE M. McCAULEY

are
(hereinafter referred to as Mortgagor) is well and truly indebted unto

R. D. LUNSFORD

(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 FIVE THOUSAND EIGHT HUNDRED & NO/100-----
----- Dollars (\$ 5,800.00) due and payable

in equal monthly installments of Sixty & No/100 (\$60.00) Dollars each, to be applied first to the payment of interest and the remainder to principal, commencing on the first day of July, 1969, and thereafter on the first day of each and every month until paid in full, and further as per the terms of the Note.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: monthly, on the first day of each and every month

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: unto R. D. Lunsford, his heirs and assigns forever

"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, Bates Township, on the Tigerville Road, containing 14½ acres, more or less, bounded by the Tigerville Road, lands now or formerly of B. L. McAlister, W. L. Green and others, and being the same tract of land conveyed to us by Deed from J. S. Mabry recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Book 449 at Page 357.

ALSO, all that other certain piece, parcel or tract of land, situate, lying, and being in Bates Township, Greenville County, South Carolina, containing 5.07 acres, more or less, adjoining the first named tract, lands now or formerly of B. L. McAlister, W. L. Green, and others, and being the same conveyed to me by Deed of J. S. Mabry recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Book 449 at Page 357.

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.