

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DILLIE EARNSWORTH
R.M.O.

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ATTORNEY AT LAW

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Carl N. McMahon and Faye T. McMahon

(hereinafter referred to as Mortgagor) is well and truly indebted unto D. V. Langley

(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 thirteen thousand and five hundred and no/100--

----- Dollars (\$ 13,500.00) due and payable

at the rate of two hundred dollars (\$200.00) per month until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due November 1, 1969, and the remaining payments to be due on the first day of each and every month thereafter until paid in full; with the right to anticipate payment in full at any time, with interest thereon from date at the rate of 7 and 1/2 centum per annum, to be paid: monthly
seven and one-half

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 Mortgagee 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 Mortgagee 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, ~~his heirs and assigns forever~~ 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, and in the City of Greenville, being known and designated as Lot No. 1 on plat of property of Mary Frances McConnell G. Plowden, dated June 15, 1954, by G. C. Jones, Engineer, revised June 19, 1957, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Green Acre Road, the joint front corner of a 50 foot right of way and Lot No. 1, and running thence N. 88-45 W. 184.3 feet to an iron pin; thence with the property now or formerly of United Comm. Travelers, S. 31-15 W. 185 feet, more or less, to an iron pin; thence N. 89-25 E. 218 feet, more or less, to an iron pin on Green Acre Road (McAlister Road) ; thence with said road, N. 31-15 E. 65 feet, more or less, to the point of beginning.

This is a purchase money mortgage and the above described property is the same conveyed to the mortgagors this date by deed of D. V. Langley to be recorded herewith.

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 Mortgagee 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 Mortgagee 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.