

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Foy & McKay, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

BOOK 1197 PAGE 184

The State of South Carolina,
COUNTY OF GREENVILLE

JUN 30 4 57 PM '71
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: Alvin A. McCall, Jr.

SEND GREETING:

Whereas, I, the said Alvin A. McCall, Jr.

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to Irene B. Ducker

hereinafter called the mortgagee(s), in the full and just sum of Fifty Three Thousand Five Hundred
and No/100-----DOLLARS (\$ 53,500.00), to be paid
as follows:

\$17,833.33 to be paid on January 2, 1972
\$17,833.33 to be paid on January 2, 1973
\$17,833.34 to be paid on January 2, 1974

, with interest thereon from September 1, 1971

at the rate of ---five (5%)--- percentum per annum, to be computed and paid
January 2, 1972 and annually thereafter until paid in full; all interest not paid when due to bear
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Irene B. Ducker, her heirs and assigns, forever:

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the southeast side of Wade Hampton Boulevard (also known as U.S. Highway No. 29) near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 2 on plat of property of Irene B. Ducker, made by Dalton and Neves, Engineers, 1954, recorded in the R.M.C. Office for Greenville, S. C. in Plat Book "HH", Page 132, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Wade Hampton Boulevard at joint front corner of Lots 1 and 2, running thence along the line of Lot 1 S. 53-45 E. 327.2 feet to an iron pin; thence N. 42-52 E. 100 feet to an iron pin; thence with the line of Lot 3 N. 50-18 W. 325.7 feet to an iron pin on the southeast side of Wade Hampton Boulevard; thence along the southeast side of Wade Hampton Boulevard S. 42-52 W. 120 feet to the beginning corner.