

**Ashmore & Haas**

MORTGAGE OF REAL ESTATE - ~~XXXXXXXXXXXXXXXXXXXX~~ Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE

AUG 31 11 07 AM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE  
R.M.C.

WHEREAS, **Alvin A. McCall,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Robert Ramsey**

(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 -----

**Forty-six Thousand One Hundred Fifty and No/100-----Dollars (\$ 46,150.00 ) due and payable in semi-annual installments, the first such instalment being due and payable on or before February 28, 1973, in the amount of \$7,691.66, and a like amount due and payable every six months thereafter, except that the final payment due and payable on the 28th day of August, 1975, will be in the amount of \$7,691.70;**

with interest thereon from **date** at the rate of **seven (7%)** per centum per annum, to be paid: **semi-annually, together with payments to principal.**

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**, at the northwest corner of the intersection of **U. S. Highway No. 29 and Artillery Road**, and being near the City of Greenville, and known and designated as **Lots 17 and 18 of a Subdivision of Property of Vance Edwards and Robert J. Edwards by plat prepared by Dalton & Neves, Eng., September, 1940, recorded in Plat Book at Page and according to said Plat, having the following metes and bounds, to-wit:**

**BEGINNING at an iron pin on the northwest side of U. S. Highway No. 29 at the joint front corner of Lots 18 and 19, and running thence with the joint line of said lots, N 30-30 W, 222.8 ft. to an iron pin in the side line of Lot 16; thence N 35-37 E, 218.6 ft. to an iron pin on the west side of Artillery Rd.; thence with the west side of said Road, S 30-30 E, 172 ft. to an iron pin at the intersection of said Road with U. S. Highway No. 29, which intersection is curved, the chord of which is S 4-15 E, 76 ft. to an iron pin on the north side of U. S. Highway No. 29; thence with said Highway S 36-10 W, 168 ft. to an iron pin; thence continuing with said Highway, S 39-24 W, 13 ft. to an iron pin, the point of beginning.**

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.