



BOOK 1291 PAGE 73

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Floyd C. McCall & Margie M. McCall

(hereinafter referred to as Mortgagee) is well and truly indebted unto Termplan, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

One thousand, one hundred, eighty-eight and 00/100 Dollars (\$1,188.00) due and payable

with interest thereon from 8-29-73 at the rate of eight per centum per annum, to be paid: annually

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, 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, 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

All that lot of land in Greenville County, state of South Carolina,

in Greenville Township, on the South side of First Avenue, being known and designated as Lot No. 7 in Block "D" as shown on plat of property of Sunny Slope prepared by R. E. Dalton, Engineer, May 1919, recorded in Plat Book "F", at Page 86, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the South side of First Avenue, joint front corner of Lots Nos. 7 and 8, which pin is 96.8 feet East of the intersection of First Avenue and Charleston Street, and running thence with joint line of said lots, S. 23-49 W. 150 feet to an iron pin; thence S. 66-11 E. 50 feet to an iron pin, joint rear corner of Lots Nos. 6 and 7; thence with joint line of said lots, N. 23-49 E. 150 feet to an iron pin on the South side of First Avenue; thence with said Avenue, N. 66-11 W. 50 feet to the beginning corner.

Being the same property conveyed to the grantor herein by deed recorded in Deed Book 380 at page 11.



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 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 Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

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