

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

and Rebekah B. White

FILED
GREENVILLE CO. S. C.

APR 23 9 42 AM '74
DORRIS S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE BOOK 1308 PAGE 93

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Neal A. White

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto McElrath & Tucker, Inc., and its successors and assigns forever:

(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 one hundred forty-two & 50/100 ----- Dollars (\$ 5,142.50) due and payable as follows: \$62.49 payable May 1, 1974 and \$62.49 the first day of each month for the next ten (10) years, each of said payments to be applied first to interest and the balance to the principal.

with interest thereon from date at the rate of 8 % per centum per annum, to be paid:

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, Chicks Springs Township, and being known and

designated as lot 31 on a plat of Forest Hills, Subdivision, property of American Legion Post No. 115, prepared by J. Q. Bruce, Surveyor, dated October, 1955 and being recorded in plat Book W at page 59 in the R. M. C. Office for Greenville County and having, according to said plat, the following neets and bounds, to-wit:

BEGINNING at an iron pin on the easterly edge of Woodvale Circle at the joint front corner of Lots 31 and 32 and running thence along the joint line of Lot 32 in a southeasterly direction 142 feet more or less to an iron pin on the westerly edge of an unnamed street; thence with the edge of said street south 32 - 49 W. 100 feet to an iron pin; thence continuing along the northerly edge of said street N. 75 - 49 W. 93 feet to an iron pin on the easterly edge of Woodvale Circle; thence along the easterly edge of Woodvale Circle N. 4 - 53 E., 100 feet to the point of beginning.

This is the same property conveyed to McElrath & Tucker, Inc. by deed of Heath P. Dobson and Cheryl W. Dobson, dated February 4, 1974, recorded in Deed Book 993, page 271 R. M. C. Office for Greenville County, South Carolina and is subject to restrictive covenants of record in Deed Book 663 at Page 293.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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.

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