

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

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DONNIE S. TANKERSLEY  
R.M.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, R. Bruce McCarrell and Civila W. McCarrell,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto First General Financial Services, Inc.,  
a corporation,

(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  
Nine Thousand Seven Hundred Twenty and n0/100 Dollars (\$9,720.00 ) due and payable  
Sixty (60) equal installments of One Hundred Sixty-Two (\$162.00) Dollars  
each, commencing on the 3rd day of August, 1974, and on the 3rd day of  
each and every month thereafter until paid in full,

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

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, known and designated as Lot No. 201 of a subdivision known as Pineforest as shown on a plat thereof by Dalton and Neves, Engineers, August, 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book "QQ", at Pages 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Ashwood Drive, joint front corner of Lots Nos. 200 and 201 and running thence along the joint line of said lots, S. 28-07 W. 115 feet to an iron pin on the line of Lot No. 199; thence along the line of Lots Nos. 199 and 198, N. 68-56 W. 121 feet to an iron pin at the rear corner of Lot No. 202; thence along the line of that lot, N. 28-07 E. 129.9 feet to an iron pin on the southwest side of Ashwood Drive; thence along the southwestern side of Ashwood Drive, S. 61-53 E. 120 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed from Keller Wells and Betty C. Wells, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 904, at Page 140.

This mortgage is junior and inferior to a certain mortgage in favor of C. Douglas Wilson Company, which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in REM Book 1174, at Page 537, in the principal amount of \$18,100.00.



Together with all and singular rights, members, herditaments, 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 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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