



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, Jim R. McAlister and Margaret McAlister

(hereinafter referred to as Mortgagor) is well and truly indebted unto CREDITRIFT of America, Inc.

(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 Four thousand eight hundred dollars

Dollars (\$ 4800.00) due and payable
on the same day each month first payment due on January 10, 1975

with interest thereon from 12-10-74 at the rate of 14.76 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

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the northeast side of Bidwell Street, known and designated as Lot No 75 as shown on a plat of Pine Brook subdivision recorded in Plat Book Z page 148 of the RMC Office for Greenville County, S.C. said lot having a frontage of 70 feet on the northeast side of Bidwell Street, a parrallel depth of 150 feet and a rear width of 70 feet.

THIS is the same lot conveyed to grantor by Harold C. & Louise V. Banister by deed recorded August 21, 1963 in vol. 730 page 340 of the RMC Office for Greenville County, S.C. and is conveyed subject to restrictions as recorded in deed vol. 443 page 307, 462 page 33, 469 page 309, and to any recorded easements or rights of way.



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 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.

044

4328 RV-2