

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OCT 9 12 18 PM '75
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE BOOK 1350 PAGE 869

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jack H. McCauley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Dill

(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

Seven Thousand and No/100 ===== Dollars (\$ 7,000.00 =) due and payable in equal successive monthly instalments of Sixty-Four and 74/100 Dollars each, first instalment due and payable on November 10, 1975, and a like instalment on the 10th day of each succeeding month thereafter until both principal and interest are paid in full. Said instalment includes interest, and any unpaid balance can be anticipated in full after five (5) years from date hereof, with interest thereon from date at the rate of six per centum per annum, to be paid: month

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, and more particularly described as follows:

Situate on the northeast side of Hammett Street, and shown on a plat thereof made by Jones Engineering Service under date of October 1, 1975, and having according to said plat the following metes and bounds, to wit:

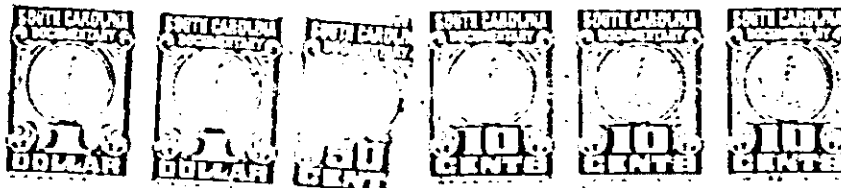
BEGINNING at a point on the northeast side of Hammett Street, said point being 250.2 feet from Talley Street, and running thence N. 21-30 E. 182.2 feet to a point in a 15 foot alley; thence along the southwestern side of said alley, N. 68-30 W. 68 feet to a point; thence S. 21-30 W. 182.2 feet to a point on the northeast side of Hammett Street; thence with the northeast side of Hammett Street S. 68-30 W. 68 feet to the beginning corner, and being the same property this day conveyed to me by the mortgagee herein, and this mortgage is given to secure a portion of the purchase price of said property.

ALSO,

All of that other adjoining lot of land situate in the County and State aforesaid, on the northeast side of said Hammett Street, and shown on a plat thereof made by Jones Engineering Service under date of October 1, 1975, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the northeast side of Hammett Street, said point being 185 feet from Talley Street, and running thence N. 21-30 E. 182.2 feet to a point on the southwestern side of a 15 foot alley; thence along the southwestern side of said alley N. 68-30 W. 65.2 feet to corner of the lot above described; thence along the side of said lot above described S. 21-30 W. 182.2 feet to a point on the northeast side of the said Hammett Street; thence with the northeast side of said Hammett Street, S. 68-30 E. 65.2 feet to the beginning corner, and being the same property this day conveyed to me by the mortgagee herein, and this mortgage is given to secure a portion of the purchase price of said property.

The said conveyance by which this property was conveyed to me was a title deed from mortgagee, yet to be recorded, and in which the two lots separately described herein were collectively described therein.



Together with all and singular rights, members, hereditaments, 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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