

MORTGAGE OF REAL ESTATE—Office of Leathertoad, Walker, Todd & Moran, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Charles S. Major, Jr.

hereinafter referred to as Mortgagor is well and truly indebted unto Gerda P. McCahan

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 **Thirteen Thousand, Seventy-Five and No/100**----- Dollars \$ **13,075.00** due and payable

In two (2) equal annual installments commencing January 10, 1977 with the final installment to be made January 10, 1978

with interest thereon from _____ date _____ at the rate of **7 1/2** per centum per annum, to be paid

annually

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, the Mortgagee's heirs, 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, on the south side of Brookside Way and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of Brookside Way at the joint corner of property now or formerly belonging to Gertrude C. McCain; running thence along the line of Gertrude C. McCain, South 8-40 West 304.6 feet to an iron pin; thence South 6-35 West 130 feet to an iron pin; thence in a line parallel with the line of property now or formerly belonging to Jane P. Bessenger North 30-52 W. 257.8 feet, more or less to a point on the southern side of Brookside Way; thence along the southern side of Brookside Way along a curved part thereof to the beginning corner.



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.

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