

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUN 23 3 02 PM '76  
DONNIE S. TANKERSLEY  
R.M.C. SECOND MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, MICHAEL L. RODRIGUE AND MARY ELIZABETH L. RODRIGUE

(hereinafter referred to as Mortgagor) is well and truly indebted unto DUKE K. McCALL, JR., TRUSTEE FOR THE  
McCALL TRUST FUND

(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

Two Thousand and No/100ths - - - Dollars (\$ 2,000.00 ) due and payable  
in monthly installments of One Hundred Eighty and No/100ths (\$180.00) Dollars per month  
beginning on August 1, 1976, continuing on the first of each and every month thereafter  
for a period of twelve (12) months, the payments to be applied first to principal and then  
to interest,  
with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: monthly

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, on the south side of Forestdale Drive, being shown as Lot No. 62 on plat of Forestdale Heights made by R. K. Campbell, Surveyor, December, 1956, revised November, 1958, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, at Page 199, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Forestdale Drive at joint front corner of Lots 61 and 62, and runs thence along said Drive, N. 85-29 W., 70 feet to an iron pin; thence along line of Lot 63, S. 4-31 W. 197.9 feet to an iron pin; thence S. 85-45 E. 70 feet to an iron pin; thence along the line of Lot 61, N. 4-31 E. 197.6 feet to the beginning corner.

It is understood and agreed that this Mortgage shall be a Second Mortgage upon the property set forth above.



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 is 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.