

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Nov 30 1.00 PM '76
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frederica P. McCallum

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles A. Park, Individually, and as Attorney-In-Fact for John F. Park and Inez P. Morgan

(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 SIX THOUSAND FIVE HUNDRED AND NO/100 - - - - -

----- Dollars (\$ 6,500.00) due and payable

\$78.91 per month commencing December 29, 1976 and \$78.91 on the 29th day of each and every month thereafter until paid in full, with the privilege of quarterly payments, and also with the privilege of anticipating any or all of the balance due at any time, with interest thereon from date hereof at the rate of eight 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, its successors and assigns:

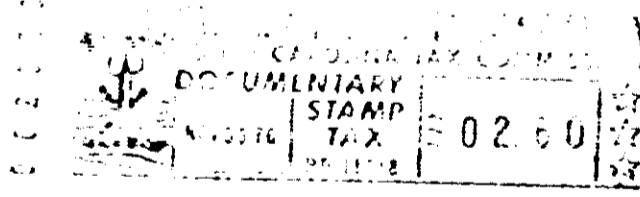
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700

"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, in the City of Greenville, on the North side of Buist Avenue and known and designated as a portion of Lots 20 and 21 of Oakland Heights, according to a plat recorded in the EMC Office for Greenville County, South Carolina, in Plat Book F, page 204, and having, according to said plat, the following metes and bounds, to-wit:

250 M

BEGINNING at an iron pin on the North side of Buist Avenue 664 feet East of Robinson Street; and running thence with Buist Avenue in an Easterly direction 66 feet to an iron pin in line of Lot 21; thence in a Northerly direction through Lot 21 and at all times 67 feet West of Lot 22, 170 1/2 feet to an iron pin on a 19 foot alley; thence with said alley in a Westerly direction 66 feet to a pin in the line of Lot 21; thence in a Southerly direction and through Lot 20 which line is 67 feet East of Lot 19, 170 1/2 feet to a pin on Buist Avenue, the point of beginning.

This property conveyed by Mortgagees herein to Frederica P. McCallum by deed dated November 29, 1976 and to be recorded herewith.



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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