

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

11 34 AM '77
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, CLYDE T. SCOTT, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BEN PERRY McCALL

(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

NINE THOUSAND THREE HUNDRED FORTY-EIGHT AND 57/100 Dollars (\$ 9,348.57) due and payable as follows: One Thousand Two Hundred Twenty-Two and 51/100 (\$1,222.51) Dollars due and payable January 1, 1978; then Fifty-Four (54) equal monthly installments of One Hundred Eighty-Eight and 48/100 (\$188.48) Dollars beginning February 1, 1978. with interest thereon from June 30, 1977 at the rate of EIGHT (8) per centum per annum, to be paid: AS SET OUT ABOVE.

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:

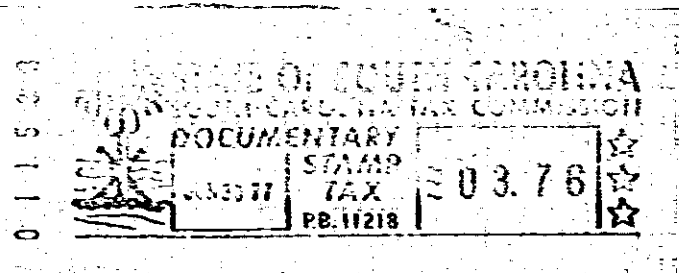
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that certain piece, parcel or lot of land, situate, lying and being on Anderson Ridge Road, Greenville County, South Carolina and being known and designated as a 6.93 Acre tract on a Plat of property recorded in Plat Book 5R, at Page 83, R.M.C. Office for Greenville County, South Carolina, and being further designated as Sheet 531.2, Block 1, Lot 2.1.

IT is expressly agreed and understood between the parties hereto that the Mortgagor shall have the option to pay off this Mortgage at any time after January 1, 1978 with no penalty for prepayment.

Derivation: Deed Book 1059, Page 594, - Clyde T. Scott, Jr. 6/30/77

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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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