

MORTGAGE OF REAL ESTATE

1430 118

Mortgagee's mailing address: P. O. Box 2132, Greenville, S. C. 29602  
STATE OF SOUTH CAROLINA }  
GREENVILLE CO. S. C. } MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE }

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TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Arnold D. Roberts, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frederica McCallum

(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 Five Hundred and 00/100

Dollars (\$ 7,500.00 ) due and payable

\$1,875.00 six months from date, plus accrued interest on the outstanding balance;  
\$1,875.00 one year from date, plus accrued interest on the outstanding balance and  
\$3,750.00 eighteen months from date, plus accrued interest on the outstanding balance.

with interest thereon from date at the rate of 9 per centum per annum, to be paid.

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 Mortgagee 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

ALL that piece, parcel or lot of land lying, being and situate on the South side of Earle Street in the City of Greenville, County and State aforesaid, and having the following courses and distances, to-wit:

BEGINNING at a stake on the South side of Earle Street which stake is 3 feet west of the Northwest corner of Lot No. 12 of the Mrs. Florida S. Miller property as shown on plat prepared by R. E. Dalton, Surveyor, dated April, 1919, and which plat has been recorded in the RMC Office for said County in Plat Book E, Page 99 (said stake being approximately 377 feet east from the eastern side of Rutherford Street and 718 feet west from the Western side of Robinson Street), and running thence from said stake and with the South side of Earle Street, S. 85-38 E. 66 feet to a stake; thence S. 2-46 W. 185.2 feet to a stake, thence N. 84-19 W. 64-1/2 feet to a stake; thence N. 1-0 E. 184-1/2 feet, more or less, to the beginning point.

Being the same property conveyed to the mortgagor by deed of mortgagee of even date, to be recorded herewith.

It is also a condition of this mortgage that, in the event the mortgagor herein becomes in default on his first mortgage to Fidelity Federal Savings and Loan Association of Greenville in the original principal sum of \$36,800.00, dated April 26, 1978, such default will automatically constitute a default in this mortgage and give the holder thereof the right to foreclose to protect the obligation secured by this mortgage, at the option of the holder thereof.

This is a second mortgage junior to the first mortgage of Fidelity Federal Savings and Loan Association listed above.

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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 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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