

LEATHERWOOD, WALKER, TODD & MANN
Mortgagee's Address: 1400 Rusk, Greenville, S. C.

BOOK 1436 PAGE 635

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUN 23 9 19 AM '77
DONNE S. FANKERLEY
R.M.C.

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

WHEREAS, DIANNE M. PREVOST

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE E. McDOUGALL

(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

Twenty-eight Thousand, Four Hundred Fifty and No/100-----Dollars (\$ 28,450.00) due and payable :
Five Thousand and 00/100 Dollars (\$5,000.00) per year, together with interest on the unpaid principal balance at the rate of seven (7%) percent per annum, commencing July 1, 1979, and made on the first day of July for three (3) consecutive years; thereafter, payments of principal and interest to be payable in sixty (60) consecutive monthly installments of Two Hundred Sixty Five and 84/100 Dollars (\$265.84) each, commencing August 1, 1981 and

continuing on the first day of each successive month until this note is fully paid, except that any remaining indebtedness, if not sooner paid, shall be due and payable on July 1, 1986.

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:

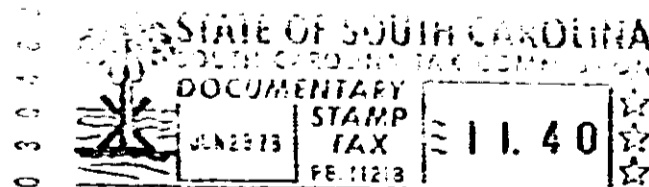
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville, being the greater portion of Lot No. 15 on the plat of property of Ladson A. Hills, prepared by R. E. Dalton, March, 1925, recorded in Plat Book J, at Page 29, and being more particularly described according to a more recent survey of a re-subdivision of the property of Charles T. Merritt and L. A. Morris, prepared by Pickell & Pickell, February 4, 1948, as follows:

BEGINNING at an iron pin on the west side of Byrd Boulevard (formerly Ridge Drive), said pin being 217.3 feet in a southerly direction from the southwest intersection of Byrd Boulevard and Club Drive (formerly Park Drive), and which pin is in the joint front corner of Lots Nos. 2 and 3, and running thence with the joint line of said lots, S. 65-10 W. 148.1 feet to an iron pin in line of Lot No. 4; thence with the line of Lot No. 4, S. 25-28 E. 70 feet to an iron pin; thence N. 65-10 E. 145.6 feet to an iron pin on the west side of Byrd Boulevard; thence with said Boulevard, N. 23-26 W. 70 feet to the point of beginning.

However, this mortgage is junior to and subordinate to that certain mortgage given by the mortgagor herein to Poinsett Federal Savings and Loan Association of Travelers Rest, South Carolina.

BEING the same property conveyed to the Mortgagor herein by deed of George E. McDougall, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1082 at Page 137.



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.

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