

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

Mortgagee's Address:
PO Box 485
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } E. S. TANKERSLEY
MORTGAGE
S.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROSA LEE MCCALL

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Bank of Travelers Rest

(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 and No/100ths

DOLLARS (\$ 7,000.00),

with interest thereon from date at the rate of nine (9%) per centum per annum, said principal and interest to be repaid:

in equal monthly installments of \$112.63 each, commencing 30 days from date, with a like payment on the same date of each month thereafter until paid in full.

AT THE OPTION of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if title thereto shall become vested in any other person or party for any other reason whatsoever.

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, on the western side of Hart Cut Road in Saluda Township, being shown and designated as Tract No. 3 on Plat of Property of B. H. Trammell, prepared by T. T. Dill, dated February 1947, recorded in Plat Book FF at Page 405, known as the H. Waring Tract, and being described more particularly, according to said Plat, to-wit:

BEGINNING at a point in the center of Hart Cut Road at the joint front corner of Tracts 2 and 3 and running thence along the common line of said tracts N. 85-07 W. 302.7 feet to a stake at the joint rear corner of said tracts; thence N. 33-05 W. 230.0 feet to a stake; thence N. 66-50 W. 150.0 feet to a stake at the joint rear corner of Tracts 3 and 5; thence along the common line of said tracts N. 58-23 E. 208.0 feet to an iron pin at the joint corner of Tracts 3, 4 and 5; thence along the common line of Tracts 3 and 4 S. 62-40 E. 467.0 feet to a point in the center of Hart Cut Road; thence along said road S. 09-00 W. 160.0 feet to the point of beginning. Said tract contains 2.6 acres.

DERIVATION: Deed of Sallie McCrary, recorded November 15, 1978, in Deed Book 1090 at Page 40.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

CCCTA 178 655

1978

4328 RV-2