

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

21 5 1959

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

WHEREAS, I, KATHLEEN J. RODRIGUE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto DUKE K. McCALL, JR., TRUSTEE FOR THE McCALL TRUST FUND

(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

FIVE THOUSAND FOUR HUNDRED AND NO/100THS ----- Dollars (\$5,400.00) due and payable one year from date with interest to be paid in quarterly installments and borrower may anticipate the note without penalty, but any anticipation and/or all payments thereon shall be applied first to principal and then to interest.

with interest thereon from _____ date at the rate of nine (9) per centum per annum, to be paid: quarterly

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:

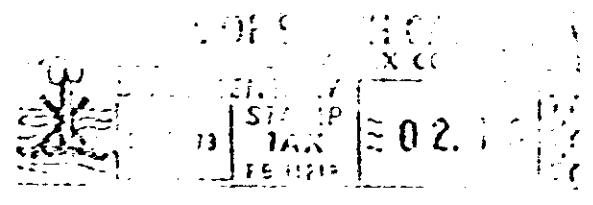
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the south side of Broughton Drive, in Greenville Township, in the subdivision known as Croftstone Acres, being known and designated as Lot No. 6, Section E on revised plat recorded in Plat Book Y at Page 91, and having according to said revised plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Broughton Drive, at the joint front corner of Lots Nos. 6 and 7, and running thence with the line of Lot No. 7, S. 29-33 E. 135.3 ft. to iron pin, corner of Lot No. 8; thence with line of Lot No. 8, S. 78-07 E. 65 ft. to iron pin at rear corner of Lot No. 5; thence with the line of Lot No. 5, N. 17-35 W. 168 ft. to pin on Broughton Drive; thence with the southern side of Broughton Drive, S. 72-25 W. 65 ft. to pin; thence continuing S. 61-45 W. 20 ft. to point of beginning.

It is understood and agreed that this Mortgage shall be a Second Mortgage upon the property set forth above.

This is the same property conveyed to the Mortgagor on January 21, 1959, by deed of Jack Leavitt, as more fully shown in Deed Book 615 at Page 152 recorded in the Greenville County R.M.C. Office.



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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 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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