

225 Buist Ave., Greenville, SC

NTC

MORTGAGE OF REAL ESTATE -  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

VCL 1460 PAGE 371

COUNTY OF Greenville

MAR 21 3 37 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frederica McCallum

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nellie Kennemore

(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

ELEVEN THOUSAND, TWO HUNDRED FIFTY AND NO/100 - - Dollars (\$ 11,250.00 ) due and payable

\$2,250.00 on March 19th, 1980, plus interest, and the sum of \$1,125.00 each six months thereafter, plus interest, with the entire amount to be paid in full five years from date, with the right to anticipate the whole amount or any part thereof at any time without penalty

with interest thereon from date at the rate of 9% per centum per annum, to be paid: annually the 1st year and SEMI-ANNUALLY thereafter

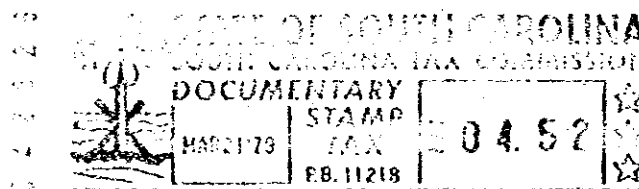
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 just outside and North of the City of Greenville, known as the West half of Lot No. 12 of subdivision of the Buist property, known as Oakland, plat made by W. D. Neves on June 1, 1911 and having the following metes and bounds, to wit:

BEGINNING at a stake on the North side of Buist Avenue 200 feet from corner of Rutherford Street (known as the Camp Road) and Buist Avenue and running thence S. 64-30 E. 50 feet to an iron stake, being center of Lot 12 as stated above; thence N. 28-15 E. 189 feet and 6 inches to iron pin; thence in line parallel with Buist Avenue 50 feet to corner of Lots 2 and 3 to iron pin; thence 189 feet and 6 inches to the beginning corner.

This being the same property conveyed to Mortgagor above by deed of Nellie Kennemore recorded simultaneously with this mortgage.



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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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