

Post Office Box 809
Mauldin, S. C. 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
FILED
3 16 PM '79
TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

1474-340

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, DONALD R. McHONE

(hereinafter referred to as Mortgagor) is well and truly indebted unto VICTORIA W. McHONE

(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 Three Thousand and No/100 Dollars (\$ 3,000.00) due and payable

in thirty-six equal monthly installments of \$91.27
(said payments are to begin July 1, 1979)

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly

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 On the North side of Capewood Road near the Town of Simpsonville, Austin Township, being shown as Lot #103 on plat of Westwood Subdivision, Section II, Sheet I recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4F, Page 44 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Capewood Road at the joint corner of Lots 102 and 103 and running thence along the line of Lot 102 N. 7-07 E., 167.9 ft. to an iron pin; thence along the line of Lot 109 S. 89-28 W., 80 ft. to an iron pin; thence along the line of Lot 104 S. 7-22 W., 162.0 ft. to an iron pin on the North side of Capewood Road; thence along Capewood Road S. 86-17 E., 80 ft. to the beginning corner.

This is the identical property conveyed to Donald R. McHone and Victoria W. McHone by deed of Paul R. and Deborah L. Horbert recorded in the RMC Office for Greenville County in Deed Book 1016 at Page 681 on April 11, 1975 and whereby Victoria W. McHone has conveyed her interest in said property to Donald R. McHone be deed to be recorded of even date herewith.

GCTO -----3 JUL 23 79 1455

STATE OF SOUTH CAROLINA
RECORDS & DEEDS
DOCUMENTARY
STAMP
JUL 20 1979

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

2 SOCI

4328 RV-2