

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.
OCT 31 4 24 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

150-4833

WHEREAS, I, Lloyd McCauley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank and J. A. Cureton, Jr. and Roy W. Cureton, as Co-Trustees under the Will of J. A. Cureton, deceased,

(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 Seventeen Thousand, Seven Hundred and Fifty (\$17,750.00) and No/100

Dollars (\$) due and payable in five equal installments of \$3,550.00 each, with interest on the unpaid balance at the rate of 12% to be computed and paid annually; first payment to be made one year from date and to continue on each consecutive year until paid in full. The mortgagor shall have the right and privilege of anticipating payment in full at any time without penalty.

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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 Mortgagee 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, S. C., being known and designated as the property of Lloyd McCauley as shown on Plat thereof by Freeland & Associates, R. L. S dated October 24, 1979 and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of North Main Street at the corner of Pt. Lot 10 and running thence with the eastern side of North Main Street N. 8-32 E. 87.7 feet to an iron pin; thence with the curve of the intersection of North Main Street and Old Rutherford Road N. 34-46 E. 52.5 feet to a spike; thence continuing with Old Rutherford Road N. 55-03 E. 86.1 feet to a spike; thence with intersection of Old Rutherford Road and Maple Street, the cord of which is S. 65-08 E. 29.5 feet to an iron pin on Maple Street; thence with said Maple Street S. 32-00 E. 86.3 feet to an iron pin in line of a part of Lot No. 26; thence with part of Lot No. 26 S. 55-08 W. 105.2 feet to an iron pin; thence with part of Lot No. 10 S. 71-30 W. 105.2 feet to the point of beginning.

This property is shown on the Block Book Map for Greenville County as Sheet 182, Block 1, Lot 1.

This is the same property conveyed on this date by the mortgagees to the mortgagor. See Deed Book 1114, page 112, R. M. C. Office County and State aforesaid.

This property is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
OCT 31 1979

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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