

FILED
GREENVILLE, S. C.

Real Estate Mortgage

DEC 17 11 11 AM '79

DONNIE BANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 6th day of December, 19 79, by Philip J. Callahan
and Linda J. Callahan hereinafter called the Mortgagor in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Fifteen Thousand Two Hundred Fifty and No/100 (\$15,250.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of Two Hundred Forty-One and 39/100----- (\$241.39) Dollars each, the first instalment being due January 15, 19 80, and the remaining instalments are due on the 15th day of each month thereafter.

NOW KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel, or tract of land lying, being and situate in the County and State aforesaid, on the West side of the Latimer Mill Road, across road from land of Herbert Crompton, and containing 2.042 acres, more or less, according to a plat and survey made by Hugh J. Martin, R.L.S., on June 19, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4U, at Page 32, on July 21, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Latimer Mill Road, 0.75 miles from intersection of said Road with the Dunklin Bridge Road, and running thence S. 07-03 E., 126.84 feet with center of said Latimer Mill Road to a nail in cap, corner with lands of Llewellyn; thence with the joint line of J. M. Llewellyn, S. 66-20 W., 476.34 feet, crossing an iron pin 33.31 feet from center of said Mill Road, to an iron pin, joint corner with Llewellyn and other lands of the Estate of J. F. Thompson; thence with the Thompson line, N. 07-03 W., 263.05 feet to an iron pin, back joint corner with other lands of the Estate of J. F. Thompson; thence with the Thompson line, N. 82-57 E., 456.43 feet, crossing an iron pin 421.43 feet from back corner pin, to a nail in cap in the center of the Latimer Mill Road, the beginning point, and bounded by the Latimer Mill Road (S. C. Highway #S-23-69), lands of J. N. Llewellyn, and other lands of the Estate of J. F. Thompson.

This is the same property conveyed to the Mortgagors herein by deed of Ronnie G. Thompson dated December 12, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1117, at Page 422.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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