

MORTGAGE OF REAL ESTATE -

800.1491 East 438

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
DEC 19 12 55 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David Keith McCall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hilda Wood McCall

(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 Four Thousand Three Hundred

Dollars (\$ 4300.00) due and payable in 21 payments of Two Hundred (\$200.00) Dollars each, and one final payment of One Hundred (100.00) Dollars, said payments to commence January 1, 1980, and are to be made on the first day of each month thereafter until paid in full.

with interest thereon from N/A at the rate of no interest per centum per annum, to be paid:

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, being known and designated as Lot 2 of a subdivision known at Mountainbrooke, according to a plat thereof revised September 11, 1974, by Piedmont Engineers and Architects and recorded in the R.M.C. Office for Greenville County in Plat Book 4X at Page 84 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the northern side of Greenville-Pelham Road, joint from corner of Lots 1 and 2, and running thence with the line of said Lots, N.2-26-30E.165.34 feet to an iron pin in the line of Lot 3; thence with the line of Lot 3, N.33-57-20W. 104.58 feet to an iron pin on the eastern side of Bridle Path Lane, joint front corner of Lots 2 and 3; thence with the eastern side of Bridle Path Lane, S.1-02-40W.142.44 feet to an iron pin at the intersection of Bridle Path Lane and Greenville-Pelham Road; thence with the chord of said intersection, S.44-32-20E.35 feet to an iron pin on the northern side of Greenville-Pelham Road; thence with the northern side of said road the following courses and distances; N.89-51-30E.33.37 feet and 43.21 feet to the point of BEGINNING.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
0.172

This being the same property conveyed to Hilda Wood McCall by deed of Southern Properties, Inc. on December 17th 1976 and recorded in the R.M.C. Office for Greenville County, S.C. in Deed book 1048 at page 42.

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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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