

MORTGAGE OF REAL ESTATE—Offices of JOSEPH H. EARLE, JR., ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS we, Eugene E. Stone, Jr., and Charles B. Stone

(hereinafter referred to as Mortgagor) is well and truly indebted unto Randolph H. McNeill

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in incorporated herein by reference, in the sum of

Seven Thousand and No/100 ----- Dollars (\$ 7,000.00 ) due and payable in monthly installments of \$92.51 per month beginning on the 20th day of August, 1982 and continuing on the 20th day of each and every month thereafter until paid in full, said payments to be applied first to interest, then to the principal balances remaining due from month to month, with the privilege of anticipating payment of the entire principal debt, or any part thereof, at any time prior to maturity, including interest thereon from date at the rate of ten (10%) per centum per annum, to be computed and paid monthly, until paid in full

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, the Mortgagee's heirs, 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, City of Greenville, being a portion of the property shown as "R.H. McNeill" on plat of Edgewood Center prepared by Dalton & Neves December 1952, recorded in the R.M.C. Office for Greenville County at Plat Book DD at page 81, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Pendleton Street at the corner of other property belonging to the Mortgagors herein, which point is 220.3', more or less, from an iron pin at the northeastern corner of the intersection of Pendleton Street and Queen Street (now known as Textile Street), and running thence along the line of said property belonging to the Mortgagors N. 22-0 E. 376.3' to a point on the southern side of Perry Avenue; thence along the southern side of Perry Avenue N. 67-50 W. 70.3' to the corner of a lot conveyed by the Mortgagee to Doris McTague by deed recorded in the R.M.C. Office for Greenville County in Deed Vol. 976, page 702; thence along the line of said lot S. 22-0 W. 379', more or less, to a point on the northern side of Pendleton Street; thence along the northern side of Pendleton Street S. 70-24 E. 70.3' to the beginning corner, being a portion of the lot in which William D. McNeill and Ed C. McNeill conveyed their undivided interest to Randolph H. McNeill by deed dated July \_\_\_\_\_, 1952, and recorded in the R.M.C. Office for Greenville County in Deed Vol. 462, page 79.

ALSO, the undivided interest of Randolph H. McNeill in a strip of land designated "R.H., Ed C., and W.M. McNeill" on the aforementioned plat recorded in Plat Book DD at page 81. Said strip is approximately 48' in width and runs between Pendleton Street and Perry Avenue for a distance approximately 343'. It adjoins the property formerly of William McNeill which is now the property of the Mortgagors herein.

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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 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 is 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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