

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, JOHN M. McCALL AND KATHY H. McCALL

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE M. COOLEY

(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 ONE HUNDRED AND NO/100-----
----- Dollars (\$ 3,100.00--) due and payable

One Hundred and No/100 Dollars (\$100.00) on the 3rd day of September, 1982, and
One Hundred and No/100 Dollars (\$100.00) on the 3rd day of each month thereafter,
with the final payment due and payable on March 3, 1986.

~~with interest thereon from the date hereof to the date of payment at the rate of 12% 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 Greenville, known as Lot 3 on plat of H. J. Martin Property, recorded in the R.M.C. Office for Greenville County in Plat Book "G", at Page 139 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Hilltop Avenue at the joint corner of Lots Nos. 2 and 3; thence along the line of Lot No. 2 S. 46-40 W. 147.7 feet; thence S. 43-10 E. 32.51 feet; thence S. 43-40 E. 17.5 feet to an iron pin at the corner of Lot No. 4; thence N. 46-40 E. 149.5 feet to an iron pin on Hilltop Avenue; thence with said Avenue N. 43 W. 50 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed from J. O. Shaver dated August 18, 1982, and recorded herewith.

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SOUTH CAROLINA
COUNTY OF GREENVILLE

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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 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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