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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C. 15 Victory Avenue
Greenville, S. C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE DONNELL S. TANNERSLEY MORTGAGE
R.M.C.

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RECORDED
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2300

TO ALL WHOM THESE PRESENTS MAY CONCERN: John S. McCutcheon

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Margaret Galphin and Annice Galphin

(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 ~~Sixty Thousand and No/100~~

*copy
JSMC*

~~FIFTY SEVEN THOUSAND, FIVE HUNDRED and No/100~~ ^{\$57,500.00} DOLLARS (~~\$60,000.00~~)

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JSMC*

with interest thereon from date at the rate of 10% per centum per annum, said principal and interest to be repaid: In 180 monthly installments of ~~\$645.00~~ ^{\$617.75}, commencing January 1, 1983, with like payments on the same day of each month thereafter until December 1, 1992, at which time the entire outstanding principal balance and any accrued interest shall become immediately due and payable.

Mortgagor shall have the right to prepay, in whole or in part, at anytime without penalty.

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, in the City of Greenville, being shown and designated as part of Lot One (1) on Plat of Boyce Addition, Block 7, recorded in Plat Book A at Page 90 and being further described on a survey of "Property of Annice Galphin and Margaret Galphin", prepared by Freeland & Associates, dated November 17, 1982, and recorded November 17, 1982, in Plat Book 9-I at Page 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Williams Street at the northeast corner of the intersection of said street and a 15 foot alley, which iron pin is 454 feet, more or less, from the intersection of said street and Pettigru Street, and running thence N. 15-00 W. 55 feet to an iron pin; thence running N. 76-45 E. 85 feet to an iron pin in the line of Lot Two (2); thence along the common line of said Lots One (1) and Two (2) S. 15-00 E. 55 feet to an iron pin at the joint corner of Lots One (1) and Two (2) on the northern side of the aforementioned 15 foot alley; and running thence along the 15 foot alley S. 76-45 W. 85 feet to the point of beginning.

This is the same property conveyed unto Mortgagors herein by Deed of Margaret Galphin and Annice Galphin, dated November 23, 1982, of record in the Office of the RMC for Greenville County, South Carolina in Deed Book 1177 at Page 687 and which has been recorded on November 23, 1982.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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