

Mortgagee's Address: *Route 5, Co. Shiloh (Camp) Greenville, S.C. 29613*

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1629 PAGE 333

NOT 5 12 13 PM TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J.V. McCLAIN AND LOIS G. McCLAIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto T.W. Jones

(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 Thirty Thousand and no/100-----
-----Dollars (\$30,000.00) due and payable

as per the terms of that promissory note dated October 4, 1983

with interest thereon from date at the rate of 12.0% 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

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot 54 of Camilla Park, according to a plat of Dalton & Neves, made in December, 1927, and recorded in Plat Book G at Page 225 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest corner of Beatrice Street and Flora Avenue, and running thence with the line of Beatrice Street S. 29-41 E. 85 feet to an iron pin; thence continuing with the line of Beatrice Street S. 26-07 E. 85 feet to an iron pin on 20 foot alley; thence with said alley, S. 55-53 W. 56.7 feet to an iron pin corner of Lot No. 53; thence with the line of Lot No. 53, N. 34-07 W. 169 feet to an iron pin on Flora Avenue; thence with the line of Flora Avenue, N. 55-53 E. 75 feet to the beginning corner.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, on the southern side of Flora Avenue, near the City of Greenville, being shown as Lot No. 53 on Map No. 1 of Camilla Park, made by Dalton & Neves in December, 1927, recorded in Plat Book G, Page 225, and described as follows:

BEGINNING at a stake on the south side of Flora Avenue, 75 feet west from Beatrice Street, at corner of Lot No. 54, and running thence with the line of said lot, S. 34-07 E. 169 feet to a stake on a 20 foot alley; thence with the northern side of said alley, S. 55-53 W. 68 feet to a stake at the corner of Lot 52; thence with the line of said lot, N. 34-07 W. 169 feet to Flora Avenue; thence with the southern side of Flora Avenue, N. 55-53 E. 68 feet to the beginning.

LESS, HOWEVER:

ALL those two pieces, parcels or lots of land lying, being and situate at the South intersection of Beatrice Street and Flora Avenue, near the City of Greenville in Greenville Township, County and State aforesaid, and being known and designated as parts of Lots Nos. Fifty three (53) and Fifty four (54) on Map No. 1 of Camilla Parks as shown on plat prepared by Dalton & Neves in December, 1927 which plat has been recorded in the RMC Office for said County in Plat Book G at Page 225, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the south intersection of Beatrice Street and Flora Avenue and running thence with the southwest side of Beatrice Street S. 29-41 E. 101.2 feet to an iron pin; thence S. 55-53 W. 135 feet to an iron pin located on the easterly

***** SEE ATTACHED SHEET FOR REMAINING PROPERTY DESCRIPTION
Together with all and singular rights, members, appurtenances, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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