

Mortgagee's Address: 4007 Williamsburg Dr., Hopewell, Va. 23860

MORTGAGE OF REAL ESTATE--Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C.

1984 PAGE 224

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS Duane D. McDougall and Ann S. McDougall

(hereinafter referred to as Mortgagor) is well and truly indebted unto John Graham Cockerill

(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

Seventeen Thousand Four Hundred and 00/100 -----Dollars (\$ 17,400.00) due and payable
in accordance with terms and conditions of note of even date

with interest thereon from _____ date _____ at the rate of 11 per centum per annum, to be paid: 5 years
from date

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 being known and

designated as Lot No. 17 on a Plat of Collinwood Park recorded in Plat Book "CCC" at Page 27, R. M. C. Office for Greenville County, South Carolina and having, according to said plat the following metes and bounds, to-wit:

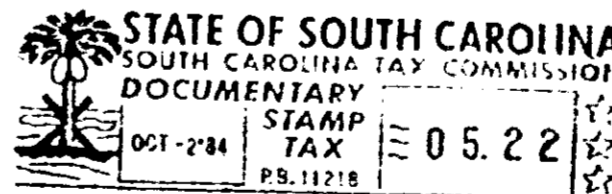
BEGINNING at a point on Collinwood Lane at the joint front corner of Lots Nos. 17 and 18 and running thence with said line N. 77-00 W. 150.00 feet to a point; thence running N. 13-00 E. 80.0 feet to a point; thence running S. 77-00 E. 150.0 feet to a point; thence running with Collinwood Lane S. 13-00 W. 80.0 feet to the point of BEGINNING.

This conveyance is made subject to all restrictions, easements, rights-of-way of record or otherwise, affecting the above described property.

This being the same property conveyed to the Mortgagor herein by deed of John Graham Cockerill said deed being dated August 31, 1984 and recorded in the RMC office for Greenville County in Deed book _____ at page _____

Transfer of the Property or a beneficial interest in Mortgagor. If all or any part of the property or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person) without Mortgagee's prior written consent, Mortgagee may, at his option, require immediate payment in full of all sums secured by this Mortgage.

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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.

LEATHERWOOD, WALKER, TODD & MANN

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