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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

AUG 14 3 12 PM '72

BOOK 1244 PAGE 553

COUNTY OF Greenville

ELIZABETH RIDOLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, McAfee Manufacturing Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens and Southern National Bank of South Carolina, Greenville, South Carolina.

(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 Nineteen Thousand and No/100 -----
----- Dollars (\$19,000.00) due and payable

Principle and interest to be paid in monthly installments of \$230.53 beginning September 11, 1972 and continuing on the 11th day of each and every month thereafter until paid in full, payments to be applied first to interest and to the principle balance.

with interest thereon from date at the rate of 8 per centum 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, being shown and designated as Lots Nos. 28 and 30 on a plat of property of Edgar C. Waldrop by Dalton and Neves, dated June 1, 1946 and recorded in the office of the R. M. C. for Greenville County in Plat Book B at Page 171 and having, according to said plat, the following metes and bounds, to-wit:

Lot 28: BEGINNING at an iron pin on the east side of Selma Street at the joint front corner of Lots 27 and 28 and running thence with the line of Lot 27, N. 86-04 E. 150 feet to an iron pin at the rear corner of Lot 22; thence with the rear line of Lot 22, N. 3-56 W. 50 feet to an iron pin at the corner of Lot 29; thence with the line of Lot 29, S. 86-04 W. 150 feet to an iron pin on Selma Street; thence with the eastern side of Selma Street, S. 3-56 E. 50 feet to the point of beginning.

Lot 30: BEGINNING at an iron pin on the east side of Selma Street, at the joint front corner of Lots 29 and 30 and running thence with the line of Lot 29, N. 86-04 E. 150 feet to an iron pin at the rear corner of Lot 20; thence with the rear line of Lot 20, N. 3-56 W. 50 feet to an iron pin at the corner of Lot 31; thence with the line of Lot 31, S. 86-04 W. 150 feet to an iron pin on Selma Street; thence with the eastern side of Selma Street, S. 3-56 E. 50 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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.