

FILED GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JAN 10 3 52 PM '74

DONNIE S. TANKERSLEY R.H.C.

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

WHEREAS, We, Steven R. McDonald and Janet L. McDonald

(hereinafter referred to as Mortgagor) is well and truly indebted unto Virginia G. Lindler

(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

Fourteen Thousand and no/100-----Dollars (\$ 14,000.00) due and payable in equal monthly installments of \$133.80 each, beginning on the first day of February, 1974, and continuing on the first day of each month thereafter until payment in full, said payments to apply first to interest and then to principle February 1 at the rate of Eight 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, near the town of Simpsonville, being a portion of Tract #4 as shown on a plat of property of Richard H. Morton Estate containing three acres, more or less, according to a plat prepared by Jones Engineering and Surveying dated August 20, 1973, and having, according to the latter mentioned plat, the following metes and bounds, to-wit:

BEGINNING at a nail in cap in the center of a county road, joint corner with property of James P. Vitteglia and running thence with the line of said Vitteglia property, N. 40-37 W. 650.6 feet to an iron pin at a pine tree; thence N. 5-05 E. 218 feet to an iron pin; thence S. 43-35 E. 794.4 feet to a nail in cap in the center of the aforesaid county road; thence along said road S. 37-11 W. 100 feet to an iron pin; thence continuing with said lot S. 56-02 W. 100 feet to the point of beginning.

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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.