

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

1974-831

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

WHEREAS, ALLIE M. McDOWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARGARET H. RODGERS

(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 **Twenty-Eight Thousand and 00/100**

as follows: **Six Thousand (\$6,000.00) Dollars** upon the execution of this instrument; **One-Hundred Twenty-Five (\$125.00) Dollars** per month for twelve (12) months commencing May 8, 1974; the remainder to be paid at the expiration of the said twelve (12) months period.

with interest thereon from **April 8, 1974** at the rate of **seven (7) per centum** per annum, to be paid: **semi-annually**

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** shown and designated as **Lot No. 13 of Copeland Dale Sub-division, a plat of same, dated June, 1959, by Jones & Sutherland, Engineers, being recorded in Plat Book QQ at Page 89 in the Office of the R.M.C. for Greenville County, and having, according to said plat, the following metes and bounds, to wit:**

BEGINNING at an iron pin at the joint front corner of Lots Nos. 13 and 14, and running thence along a curve on Hardale Court, the chord of which is **S. 55-04 W., 37.8 feet** to an iron pin; thence **S. 43-36 W. 13.7 feet** to an iron pin; thence along a curve on Hardale Court, the chord of which is **S. 25-16 W., 47.4 feet** to an iron pin at joint front corner of Lots 12 and 13; thence **S. 46-54 E. 119.5 feet** to an iron pin on the line of Lot No. 17; thence **N. 28-27 E. 13 feet** to an iron pin; thence **N. 54-21 E. 37.7 feet** to an iron pin on the line of Lot No. 16; thence **N. 27-36 W. 137.8 feet** along the line of Lot No. 14 to an iron pin on Hardale Court, the beginning corner.

This property is subject to the restrictive covenants applicable to Copeland Dale Sub-division, as noted and recorded in Deed Volume 630 at Page 159 in the Office of the R.M.C., Greenville County, and is further subject to any rights-of-way and easements of record in the said R.M.C. Office.



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.

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