

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
AUG 28 3 35 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

VOL 1471 PAGE 433

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

FLOYD W. CALLAHAM

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

COMMERCIAL MORTGAGE COMPANY, INC.

(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 Twelve thousand Five Hundred and no/100-----  
Dollars, \$12,500.00; due and payable

August 22, 1979

with interest thereon from date at the rate of 3% month  
per centum per ~~ANNUUM~~ to be paid: on demand

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, Gantt Township, District 6-E-W on the south side of Jamison Street and being known and designated as Lot No. 36, of the property of the American Bank & Trust Company, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book F, at page 44, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Jamison Street at the joint corner of Lots 37, and 36, which point is 100 feet west from the southwest corner of the intersection of Jamison Street and Valley Street, and running thence along the line of said Jamison Street, N. 53-40 W. 50 feet to an iron pin, joint corner of Lots 35 and 36; thence along the joint line of said Lots 35 and 36, S. 42-43 W. 76.2 feet to an iron pin; thence S. 46-32 E. 50 feet to an iron pin, joint rear corner of Lots 36 and 37; thence along the joint line of said Lots, N. 42-43 E. 82.4 feet to the beginning corner.

ALSO: A portion of Lot No. 16 on King Street, the same being reserved by Guy W. Carroll in deed conveying the remaining portion to Josephine Hatcher, said deed recorded in the RMC Office for Greenville County in Deed Book 313, at Page 356, the portion of said lot being 50 feet by 50 feet.

This being the identical property conveyed to the Mortgagor by deed of Viola C. Rollins, Almond C. Campbell and Clarence W. Carroll to be recorded of even date herewith in the RMC Office for Greenville County, State of South Carolina.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$05.00  
R11213

Together with all and singular rights, members, herditaments, 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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