

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 887 PAGE 263

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Jocelyn McCafferty

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. H. McCurry

(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

two thousand and no/100-----Dollars (\$ 2,000.00 ) due and payable \$1,000.00 on April 16, 1964 and \$1,000.00 on April 16, 1965

with interest thereon from date at the rate of SIX per centum per annum, to be paid on April 16, 1964 and April 16, 1965

WHEREAS, the Mortgagor after become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, premiums, public assessments, repairs, or for any other purposes:

NOW KNOW ALL MEN, that in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums to 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 to secure the payment of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and recording hereof, 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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, in Greenville County, Chick Springs Township, being known and designated as Lot No. 41 of a subdivision known as Wellington Green, as shown on a plat thereof prepared by Piedmont Engineering Service, dated September, 1961, recorded in the R.M.C. Office for Greenville County in Plat Book YY, page 29 and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Melbourn Lane; joint front corner of Lots No. 41 and 42 and running thence along the line of these lots S. 28-21 W. 175 feet to an iron pin in the line of Lot No. 49; running thence N. 61-39 W. 199 feet to an iron pin at the joint rear corner of Lots No. 41 and 40; running thence N. 28-21 E. 175 feet to an iron pin on the southern side of Melbourn Lane; running thence along the southern side of Melbourn Lane, S. 61-39 E. 100 feet to an iron pin, point of beginning.

This mortgage is junior to that certain mortgage executed in favor of First Federal Savings and Loan Association.

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.