



STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

I, J. C. McCuen of the County of Greenville, send greetings -----

WHEREAS, I, J. C. McCuen -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston -----

(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 Fifty-one hundred, sixteen and 20/100 -----

Dollars (\$ 5,116.20 ) due and payable

Monthly at the rate of \$85.27 beginning August 15, 1974

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 7 \_\_\_\_\_ per centum per annum, to be paid:

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, on the easternly side of Painter Road and having, according to a plat of the Property of J. C. McCuen, made by James L. Strickland, RLS, May 1974, the following metes and bounds to Wit:

BEGINNING at a bolt in the middle of Painter Road, 2,580 feet, more or less, from Georgia Road, which Bolt is 26.4 feet from an iron pin on said road, then running thence S. 38-00 E. 175 feet to an iron pin; thence S. 52-00 W 124.5 feet to an iron pin; thence N. 38-00 W. 175 feet to a Bolt in the center of Painter Road, which Bolt is 22.7 feet from an iron pin on the easternly side of said road; thence with the center of Painter Road N. 52-00 E 124.5 feet to a Bolt, the point of beginning; being a part of that land conveyed to the Mortgagor by deed recorded in Deed Book 916, at Page 75, and inherited by the Mortgagor from his father, John W. McCuen. See Apt. 274, File 15, in the Probate Court for Greenville County.

The above described property is conveyed subject to any and all easements and rights-of-way of record or as may appear on the property.

This being a second mortgage on the property described herein, the first being given by J. C. McCuen to Southern Bank and Trust Co. May 14, 1974, and recorded in the R.M.C Office of Greenville County in Book 1312, Page 746



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.

4328 RV-2