Mrs. Barbara C. Maltby l Lora Court Greenville, S.C.

MORTGAGE - INDIVIDUAL FORM - JOHN-M. DILLARD, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINAGREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE 80641376 5435809

COUNTY OF GREENVILLE THE TO 07 1 7

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard C. Wilkinson and Helen L. Wilkinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert Lewis McGill, Barbara C. McGill Maltby and Robert Lewis McGill, Jr.

(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

THIRTY FIVE THOUSAND AND NO/100 ------ Dollars (\$ 35,000.00) due and payable as set forth in the note of even date herewith, the terms of which are incorporated herein by reference

ERRESTANDERSTAND

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 piece, parcel or tract of land containing 32 acres, more or less, situate, lying and being on the southwestern side of the Augusta Road near Ware Place in Greenville County, South Carolina, being known as Tract No. 2 of the King S. Chandler Estate on a plat made by W. J. Riddle dated April 4, 1934, recorded in the R. M. C. Office for Greenville County, South Carolina, S.C. in Plat Book H, page 242, and having according to a more recent plat thereof made by Jones Engineering Service dated August 17, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the right of way of the Augusta Road at the corner of Tract No. 3 now or formerly owned by J. W. Chandler and running thence with the line of said tract, S. 54-39 W., 1723 feet to an iron pin in the line of property now or formerly owned by I. P. Jordan; thence with the line of said property, N. 87-43 W., 735.2 feet to an old stone; thence continuing along the line of said property, N. 10-08 E., 1009.1 feet to an iron pin at the corner of property now or formerly owned by Ware Place Apparel; thence with the line of said property, S. 76-08 E., 674.9 feet to an iron pin at the corner of Tract No. 1; thence with the line of said tract, S. 76-18 E., 438.3 feet crossing a branch to an iron pin; thence continuing with the line of Tract No. 1, N. 27-25 E., 712 feet to an iron pin; thence continuing with the line of said tract, S. 89-16 E., 200.8 feet to an iron pin on the right of way of Augusta Road; thence with the southwestern side of the right of way of August Road, S. 41-39 E., 517 feet to an iron pin, the point of BEGIN-NING.

The above described property is the same property conveyed to the mortgagors herein by deed to be recorded herewith.



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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

The second second of the secon

0.0

9

Fig. 1988

RW.2