

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgage Address
16 De Graham Ct.
Greenville SC

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WHEREAS, We, Mary E. McCoy and Lendsey McCoy

(hereinafter referred to as Mortgagor) is well and truly indebted unto Betty P. Farr

(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 ----- Dollars (\$10,000.00) due and payable

TEN THOUSAND and NO/100-----
Two Hundred Sixty Three and 34/100 (\$263.34) Dollars each and every month for forty-eight (48) months, commencing on or before the 1st day of June, 1984, and on the 1st day of each and every month thereafter until paid in full; no penalty for prepayment of part or all of the principal at any time. with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly

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:

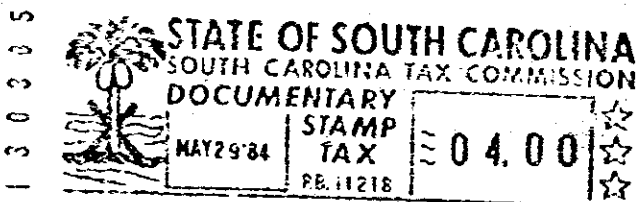
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in the City of Greenville, being known and designated as Property of J. McDuffie Bruce and Virginia Bruce Allen, on plat as revised by Dalton & Neves dated February, 1974, and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Sycamore Street at the joint front corner of the property herein conveyed and property now or formerly of Conyers & Gower, and running with the common line of said properties, N. 35-59 E. 140.4 feet to an iron pin; thence along the southwestern side of Gibbs Street, N. 54-21 W., 80 feet to an iron pin; thence along the line of property now or formerly of Henry Briggs, S. 35-59 W. 75 feet to an iron pin; thence N. 53-12 W. 39.5 feet to an iron pin; thence S. 33-51 W. 67.25 feet to an iron pin on the northeastern side of Sycamore Street; thence along the northeastern side of Sycamore Street, S. 54-51 E., 117 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Betty P. Farr recorded simultaneously herewith.

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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 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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