

FILED
GREENVILLE CO. S. C.
APR 29 9 39 AM 1965

MORTGAGE OF REAL ESTATE Offices of Love, Houston & Arpold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE F. WORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
McCall-Threatt Enterprises, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **J. D. Spencer and Lillian M. Spencer,**

(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

Twenty Thousand Four Hundred Forty and no/100---- DOLLARS \$20,440.00

with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid:

Payable in two annual installments of \$10,220.00 each on April 1, 1964 and April 1, 1965, with interest thereon from maturity at the rate of six per cent, per annum, to be computed and paid semi-annually, until paid in full.

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 **Butler Township,** at the Southwestern corner of Old Spartanburg Road and Congaree Road, being all of Lots 3, 4, 5, 6 and 7 and the major portion of Lots 1 and 2 as shown on plat of the property of W. B. Smith, recorded in Plat Book I at page 155 and according to plat made by Piedmont Engineering Service on April 1, 1963, contains 16.7 acres and is described as follows:

BEGINNING at a point in the center of the intersection of the Old Spartanburg and Congaree Road and running thencewith the center of Congaree Road, S. 15-27 E. 122.6 feet, S. 2-49 E. 97.9 feet, S. 11-06 W. 109.3 feet; S. 26-30 W. 139.3 feet and S. 37-41 W. 315.6 feet to corner of a tract reserved by the Grantors; thence with the line of said tract, N. 58-15 W. 200 feet to an iron pin; thence S. 36-45 W. 510.7 feet to an iron pin on line of property of A. L. Harbin; thence with the line of property of A. L. Harbin and continuing with the line of tract of J. Charles Burns, N. 17-15 W. 858 feet to a point in the center of Old Spartanburg Road; thence with the center of said road, N. 82-37 E. 360.5 feet; N. 89-51 E. 171.3 feet; S. 75-14 E. 189.6 feet; S. 68-55 E. 169.1 feet and S. 71-16 E. 192.3 feet to the Beginning corner.

Being the same property conveyed to the Mortgagor by Mortgagees by deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

5 on Release Lot 28 see Deed Book 726 Page 380 deed to O. C. Wiggins
5 on Release Lot 6 see Deed Book 726 Page 716 deed to C. G. Wiggins
5 on Release Lot 7 see Deed Book 726 Page 718 deed to W. Truman Beach
5 on Release Lot 10 see Deed Book 726 Page 342 deed to Vernon D. Wade
5 on Release Lot 31 see Deed Book 724 Page 700 deed to J. C. Craig
5 on Release Lot 4 see Deed Book 723 Page 182 deed to R. Clyde Black

Paid in full 4/27/65
J. D. Spencer
Lillian M. Spencer
By J. Mack Woods
attorney in fact

Witness: