

GREENVILLE

JUN 13 4 57 PM '69

OLLIE FARNSWORTH
R. H. C.

BOOK 1128 PAGE 501



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

RILEY D. MCCARD AND LORRAINE H. MCCARD

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Thirty-one Thousand Seven Hundred Fifty and No/100----- (\$ 31,750.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Two Hundred Sixty and 72/100 (\$260.72)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration 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 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 13.78 acres, more or less, situate, lying and being on the Northeastern side of McCall Road and on the Southeastern side of Log Shoals Road and having, according to a plat prepared by C. O. Riddle, dated May 28, 1964, revised September 20, 1967, entitled "Property of Paul B. Costner, Sr.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YYY at page 57, the following metes and bounds:

BEGINNING at a point in the center of the intersection of Log Shoals Road and McCall Road and running thence with the center line of Log Shoals Road N. 55-18 E. 139 feet to a point; thence continuing with the center line of said road N. 61-03 E. 714.7 feet to a nail; thence with the line of property now or formerly of the Estate of E. B. Hendrix N. 89-31 E. 705 feet to a point in the center of a branch; thence with the center of said branch as the line having a traverse line of S. 10-42 E. 237.5 feet to a point; thence continuing with the center line of said branch as the line having a traverse line of S. 24-33 W. 23.5 feet to a nail and cap in a poplar tree; thence with the line of property now or formerly of Paul B. Costner N. 77-38 W. 100 feet to an iron pin; thence continuing with the line of Costner property S. 19-10 W. 598.4 feet to a point in the center of McCall Road; thence with the center line of said McCall Road as the line the following courses and distances: N. 57-22 W. 219.8 feet to a point, thence N. 60-09 W. 120.1 feet to a point, thence N. 64-17 W. 290 feet to a point, thence N. 69-14 W. 100 feet to a point, thence N. 81-10 W. 100 feet to a point, thence N. 87-12 W. 265 feet to a point, thence N. 89-11 W. 177.1 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Johnny James McCarter, dated July 12, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 848 at page 306, and by deed of Paul B. Costner, Sr., dated July 11, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 848 at page 313.