

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE JUL 22, 1932 ^{W. H. Moore & Brisse, Attorneys at Law, Justice Building, Greenville, S. C.}

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE
BOOK 1132 PAGE 45

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William A. McCollum and Mary L. McCollum

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack E. Shaw Builders, Inc.

(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 ---Two Thousand and No/100---

Dollars (\$2,000.00) due and payable

as stated therein,

with interest thereon from date at the rate of Eight per centum per annum, to be paid: at maturity

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 northern side of Live Oak Court, being known and designated as Lot 63 on a plat of Section 3 of Oakwood Acres, recorded in the RMC Office for Greenville County, South Carolina in Plat Book EEE, at Page 73, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point at the joint rear corner of Lots 62 and 63, and running thence along the line of Lot 62 S. 22-32 E. 170.1 feet to a point on the northern side of Live Oak Court; thence following along Live Oak Court S. 47-16 W. 52 feet to a point at the joint front corner of Lots 63 and 64; thence along the joint line of said Lots N. 67-07 W. 204.1 feet to a point at the joint rear corner of said Lots; thence N. 54-47 E. 194 feet to the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

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.