

GREENVILLE, S. C.
MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } R. M. C.
MORTGAGE OF REAL ESTATE
BOOK 1140 PAGE 469
TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, We, Gilbert B. McCall and Joann McCall Cobb

(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens and Southern National Bank

(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 Forty thousand four hundred seventy-five and 57/100-----
-----Dollars (\$ 40,475.57) due and payable

according to the terms of a note executed by McCall Manufacturing Company, Inc., on October 15, 1969,

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, being shown and designated as Furman Hall Road and having the following boundaries, to-wit:

On the northwestern side of S. C. Society for Prevention of Cruelty to Animals; on the northeastern side of P & N Railroad; on the southeastern side of Property of Georgia Industrial Realty Co.; on the southwestern side of Property of P. L. Bruce; on the southern side of Southern Railroad; said tract containing 46.60 acres, more or less, and being more fully shown on plat of Property of Roy C. McCall and Gilbert B. McCall and JoAnn Cobb by C. O. Riddle, dated June, 1967 and recorded in the R. M. C. Office for Greenville County in Plat Book "000" at page 181.

This mortgage is junior to those mortgages executed previously in favor of State Bank and Trust Company and Textile Banking Company, Inc.

It is understood that presently there exists an option for a party to buy 28 acres of the above-referenced property and in the event said option is exercised, the Citizens and Southern National Bank will release the property purchased under said option from the lien of this mortgage without any payment therefor. It being understood that the remaining acreage will be subject to the full terms and conditions of this mortgage and it will constitute a first lien on the interests of the mortgagors.

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.