STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OLLIE FARNSWORTH

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R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Julia Louise McCall Frazier

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack McCall and Mary R. McCall

One Hundred (\$100.00) Dollars on March 2, 1970 and One Hundred (\$100.00) Dollars on the 2nd day of each succeeding month thereafter until paid in full, with no interest.

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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 promiums, 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly midd by the Mortgagor 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 Mortgagor, 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, near the City of Greenville, being known and designated as Lot 127, on Map 3 of Sans Souci Heights, as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book Z, at Page 95, and according to survey prepared by J. C. Hill, July 14, 1959, is described as follows:

BEGINNING at an iron pin on the northern side of Lenore Avenue, front corner of Lot 126, and running thence with the line of said lot, N. 21-34 W. 165 feet to an iron pin; thence S. 79-30 W. 28 feet to an iron pin; thence S. 7-33 W. 69 feet to an iron pin; thence S. 8-27 E. 112 feet to an iron pin on Lenore Avenue; thence with said Avenue N. 68-26 E. 82.7 feet to the point of beginning.

This is the same property conveyed to Jack and Mary McCall by deed recorded in the R. M. C. Office for Greenville County in Deed Book 874, at page 601.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter 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 promises 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 fleus and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgage forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.