

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 4 MORTGAGE OF REAL ESTATE

OFFICE OF ATTORNEY GENERAL PRESENTS MAY CONCERN:
R. H. C.

WHEREAS, We, LEON C. McABEE and ANNIE JANE M. McABEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. PHILLIPS

(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

ELEVEN THOUSAND AND NO/100ths-----Dollars (\$ 11, 000. 00) due and payable

in equal quarterly installments, beginning June 2, 1970 and payable each and every quarter thereafter for a period of not more than fifteen (15) years from date

with interest thereon from date at the rate of 6-1/2 per centum per annum, to be paid Quarterly

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 purpose:

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, containing four acres, according to survey by J. Mac Richardson, registered surveyor, dated June, 1947, and having according to said survey, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin in the center of Boiling Springs Road on line of property conveyed by W. Alvin Phillips and Florine G. Phillips to Hudson and running thence along the Hudson line, N. 79-06. 6.75 chains, more or less, to iron pin; thence along the line of property of Hood, N. 0-40 E. 5.34 chains to iron pin; thence along the line of property of Ross, S. 78-25 W. 8.20 chains, more or less, to iron pin in center of Boiling Springs Road; thence along the center of said road, S. 14-39 E. 5.20 chains, more or less, to an iron pin at the point of beginning.

Less, However, that piece or parcel heretofore conveyed by W. Alvin Phillips and Florine G. Phillips to William R. Timmons by deed recorded in the R. M. C. Office for Greenville County in Deed Book 639 at page 517.

Together with all and singular rights, members, hereditaments, 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 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.