

MORTGAGE OF REAL ESTATE—Prepared by Rainey, East & McKay  
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FILED  
GREENVILLE CO. S. C.

BOOK 1197 PAGE 172

The State of South Carolina,  
COUNTY OF GREENVILLE

JUN 30 4 59 PM '71  
OLLIE FARNWORTH  
R. M. C.

To All Whom These Presents May Concern: Alvin A. McCall, Jr.

SEND GREETING:

Whereas, I, the said Alvin A. McCall, Jr.

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,  
am well and truly indebted to Irene D. Ducker

hereinafter called the mortgagee(s), in the full and just sum of Twenty Eight Thousand and No/100---

DOLLARS (\$ 28,000.00 ), to be paid

on January 2, 1972

, with interest thereon from date

at the rate of ---six (6%) ---  
January 2, 1972

percentum per annum, to be computed and paid  
until paid in full; all interest not paid when due to bear

interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to her, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Irene D. Ducker, her heirs and assigns, forever:

ALL that certain parcel or lot of land situated on the west side of North Line Street and the north side of East Poinsett Street, in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being shown as the property of Edward D. Dobson and Virginia D. Dillard on a plat thereon by H. S. Brockman, Registered Surveyor, dated June 24, 1957, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the northwest intersection of North Line Street and East Poinsett Street, and running thence along the north edge of the sidewalk of East Poinsett Street N. 59-58 W. 174.1 feet to an iron pin; thence N. 31-41 E. 109 feet to an iron pin; thence S. 72-59 E. 109.5 feet to an iron pin on the west side of North Line Street; thence along said Street S. 4-15 W. 148.2 feet to the beginning corner.

This is the same property conveyed to me by deed of Irene D. Ducker of even date herewith and this mortgage is given to secure the balance of the purchase price.