

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.

4 24 PM '81

DOCK
M.C.

WHEREAS, Mary E. McCoy

Mortgagee's Mailing Address: 708 Scott Towers
511 Augusta Street
Greenville, SC

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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(hereinafter referred to as Mortgagor) is well and truly indebted unto L. Marie McGarity

(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

Twenty-One Thousand and No/100--
on August 29, 1981

Dollars (\$21,000.00) due and payable

with interest thereon from even date herewith at the rate of 12% per centum per annum, to be paid: On or before August 29, 1981 with the Mortgagor herein having the right to prepay all or any part of the Mortgage balance in advance without penalty.

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, City of Greenville, on the Southwest side of Beechwood Avenue, being shown as Lot No. 6 on plat of Davis Property made by R. K. Campbell and J. L. Hunter made July, 1951, recorded in the RMC Office for Greenville County in Plat Book AA, page 123, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Beechwood Avenue at joint front corner of Lots 5 and 6 and runs thence along the line of Lot 5, S. 56-01 W. 205.3 feet to an iron pin; thence N. 41-29 W. 77.3 feet to an iron pin; thence with the line of Lot 7, N. 55-09 E. 163.6 feet to an iron pin on the Southwest side of Beechwood Avenue; thence along Beechwood Avenue following the curve thereof (the chord being S. 67-11 E. 95 feet) to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of L. Marie McGarity dated April 29, 1981, said deed to be recorded simultaneously herewith.

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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 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.

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