

36 Brushy Creek Ridge
Greenville 29687

BOOK 1562 PAGE 322

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JAN 20 1982
SHERIFF'S OFFICE
GREENVILLE

WHEREAS, T. MARK McCALL

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALVIN A. McCALL, JR.

(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 Thousand Five Hundred and No/100 Dollars (\$ 20,500.00) due and payable

with interest thereon from _____ date _____ at the rate of ten (10%) per centum per annum, to be paid:
as per the terms of said note

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, on the northern side of Brushy Creek Ridge near the City of Greenville, and known and designated as Lot No. 11 of a subdivision known as Brushy Creek Ridge, plat of which is recorded in the RMC Office for Greenville County in Plat Book 7C at page 25 and, according to said plat, has the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Brushy Creek Ridge at the joint front corner of Lots 11 and 12 and running thence with the joint line of said Lots N. 2-52 E. 140.8 feet to an iron pin; running thence S. 88-44 E. 124 feet to an iron pin at the joint rear corner of Lots 11 and 10: running thence with the joint line of said lots S. 6-51 W. 210.95 feet to an iron pin on the northern side of Brushy Creek Ridge; running thence with the northern side of said street N. 74-11 W. 70 feet to an iron pin; thence continuing with the street which line is curved, the chord of which is N. 36-20 W. 65 feet to an iron pin, point of beginning.

This is that property conveyed to Mortgagor by deed of Employee Transfer Corporation dated and filed concurrently herewith.

This is a second mortgage junior to that of First Federal Savings and Loan Association as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1562 at page 266 in the original amount of \$45,850.00.

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DOCUMENTARY
RECORDED
JAN 20 1982

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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