

BOOK 1502 PAGE 627

MORTGAGE OF REAL ESTATE - CO. S. C.

604 Crescent Avenue  
Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 23 14 PM '82  
R.M.C.

MORTGAGE OF REAL ESTATE

BY ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Evelyn Gibson McDonald

(hereinafter referred to as Mortgagor) is well and truly indebted unto Brenda T. Snyder, as Trustee of the Andrew Gibson McDonald Trust and the David Lansing McDonald Trust

(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 Forty Five Thousand Five Hundred

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Dollars (\$ 45,500.00 ) due and payable  
on demand

with interest thereon from date at the rate of sixteen per centum per annum, to be paid: on demand

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 her-by 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 Eastern side of Hemlock Drive in the City of Greenville, being shown and designated as Lot No. 12 on a plat of Boxwood Manor, made by Dalton & Neves Engineers, dated October, 1952, recorded in the RMC Office for Greenville County, South Carolina in Plat Book BB, Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Hemlock Drive at the joint front corners of Lots Nos. 11 and 12 and running thence with the line of Lot No. 11, N. 60-52 E., 153 feet to an iron pin at the joint rear corner of Lots Nos. 11, 12, 15 and 16; thence along the rear line of Lots Nos. 13, 14, and 15, N. 29-08 W., 291 feet to an iron pin on the Eastern side of Hemlock Drive; thence with the curve of Hemlock Drive, the chord of which is S. 14-27 W., 96 feet to an iron pin; thence continuing with the Eastern side of Hemlock Drive, S. 7-45 E., 237.5 feet to an iron pin, the point of beginning.

This being the same property conveyed to Evelyn Gibson McDonald by deed of T. Wayne McDonald dated February 14, 1973 and recorded in the RMC Office for Greenville County in Deed Book 967 at Page 395 on February 15, 1973.

This mortgage is junior in priority to that certain mortgage given to First Federal Savings and Loan Association in the principal amount of Eighty Thousand and No/100ths (\$80,000.00) Dollars and recordd in the RMC Office for Greenville County in Mortgage Book 1267 at Page 76 on February 15, 1973.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
FEB-23 1982  
STAMP TAX \$ 18.20

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 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.

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