

REC: 1588 PAGE 662

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
NOV 26 AM '82  
H.C. PERSLEY

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Thomas A. Bouchillon and Laura P. Bouchillon,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Ben Perry McCall

(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 Four Thousand and No/100 Dollars (\$ 4,000.00-) due and payable

Two Thousand and No/100 (\$2,000.00) Dollars on June 11, 1983, and  
Two Thousand and No/100 (\$2,000.00) Dollars on December 11, 1983,

with interest thereon from date at the rate of 13½ per centum per annum, to be paid: semi-annually

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:

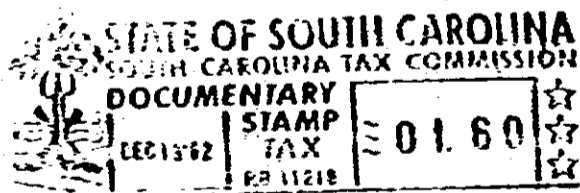
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Butler Township, containing 2.06 acres, more or less, as shown on plat entitled "Property of Thomas A. Bouchillon and Laura P. Bouchillon", dated October 21, 1982, prepared by K. T. Gould, Inc., surveyors, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in or near the center of Roper Mountain Road and running thence with property now or formerly of Irene M. Wood, N. 8-17 E. 358.92 feet to an iron pin in line of property now or formerly of Earl E. McCall; thence running with the property line now or formerly of Earl E. McCall and of R.C. and V.S. Hart, S. 60-25 E. 300.7 feet to an iron pin, joint corner of property now or formerly of R. C. and V. S. Hart and B. P. McCall; thence with the property now or formerly of B. P. McCall, S. 5-48 W. 250 feet to a nail and bottle cap in or near the center of Roper Mountain Road; thence with said Roper Mountain Road the following courses and distances: N. 84-13 W. 108.2 feet to a nail and bottle cap; thence, N. 80-07 W. 183.0 feet to a nail and bottle cap the point of beginning.

This is the same property conveyed to Thomas A. Bouchillon and Laura P. Bouchillon by deed of Ben Perry McCall dated December 11, 1982, which is being recorded simultaneously herewith in Deed Book 1178, at Page 782.

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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 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.

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