STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

VOL 1640 PAGE 236 MORTGAGE OF REAL ESTATE MORTGAGE OF REAL ESTATE

GREEN. STO ALL WHOM THESE PRESENTS MAY CONCERN:

11 27 th 183 WHEREAS, JOHN M. MCCALL, AND KATHY HE MECALL

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE M. COOLEY, P. O. Box 299, Tigerville, S. C. 29688,

(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 THREE THOUSAND FOUR HUNDRED AND NO/100------

\_\_\_\_\_ Dollars (\$ 3,400,00--) due and payable

pursuant to the terms of note of even date.

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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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagoe, 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, known as Lot 3 on plat of H. J. Martin Property, recorded in the R.M.C. Office for Greenville County in Plat Book "G", at Page 139 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Hilltop Avenue at the joint corner of Lots Nos. 2 and 3; thence along the line of Lot No. 2 S. 46-40 W. 147.7 feet; thence S. 43-10 E. 32.51 feet; thence S. 43-40 E. 17.5 feet to an iron pin at the corner of Lot No. 4; thence N. 46-40 E. 149.5 feet to an iron Fin on Hilltop Avenue; thence with said Avenue N. 43 W. 50 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed from J. O. Shaver dated August 18, 1982, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1172 at Page 426 on August 19, 1982.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-taining, 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 hears, 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 Mortgager further covenants to warrant and forever defend all and singular the said premises unto the Mortgager forever, from and against the Mortgagoe and all persons whomspever lawfully claiming the same or any part thereof.

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