Edwards and Wood

FILED STATE OF SOUTH CAROLINAGREENVILLE CO. S. C

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COUNTY OF GREENVILLE 22 19 12 PH 17] MORTGAGE OF REAL ESTATE

P.O. Box 126 Greer, S.C. 29651

DONNIE S. TANKERSLEY R.H.C.

WHEREAS, We, Michael L. McCall and Bonita T. McCall

(hereinafter referred to as Mortgagor) is well and truly indebted unto

William G. Perry, III

(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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

with interest thereon from date at the rate of 71/2 per centum per annum, to be paid: at maturity

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagoe in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"All that certain piece, parcel er let et land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, School District 285, and shown and designated as Lot No. Fifty-six (56) on a plat of Burgiss Hills, Plat No. 1, prepared by Piedmont Engineering Service of Greenville, S. C., and recorded in the R.M.C. Office for Greenville County, in Plat Book Y at Page 96-97 and having the following courses and distances, to-wit:

BEGINNING at the joint front corner of Lots Nos. 57 and 56 on the north-western edge of Hillside Drive; thence, with the said Drive N. 59-32 E. 105 feet to the corner of No. 55 on the same line; thence, S. 22-30 E. 178.9 feet to a point on the line dividing Nos. 70 and 56, corner of Lot No. 57; thence, dividing Nos. 57 and 56 N. 31-23 W. 188.8 feet; and bounded northwest by said Hillside Drive; northeast by No. 55 lot; southeast by No. 70; and southwest by Lot No. 57.

ALSO, ALL that certain piece, parcel or lot of land situated on the south side of Hillside Drive, in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being the northeast portion of Lot No. 57 of Burgiss Hills and being shown on a plat of the property of James A. Bailey, et al, by H. S. Brockman Registered Surveyor, dated May 9, 1967, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Hillside Drive, original front corner of Lots Nos. 56 and 57 of Burgiss Hills, and running thence, along said Drive, S. 58-37 W. 14 feet to an iron pin, new corner; thence, a new line through Lot No. 57, S. 31-23 E. 190.9 feet to an iron pin new corner; thence, N. 50-06 E. 14.1 feet to an iron pin, old corner of Lots Nos. 56 and 57; thence, along the old line of Lots Nos. 56 and 57, N. 31-23 W. 188.8 feet to the beginning corner.

DERIVATION: See deed of William Gregory Perry, III, same as W. G. Perry, III, same as William G. Perry, to the Mortgagors herein to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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Together with all and singular rights, members, herditaments, 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 thereform, and including all healing, 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, shall it has good right and is lawfully authorized to sell, convey or encumbes 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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