

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA JAN 13 9 42 AM 1969

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLIVER FAIRBANKS WORTH
H. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES I. MCKEE and DAVID T. VAUGHN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF GREENVILLE

(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 Fifteen Thousand and No/100-----

Dollars (\$ 15,000.00) due and payable

in monthly installments in the sum of \$174.17 each commencing on the 1st day of February, 1969, and continuing thereafter on the 1st day of each and every month in the sum of \$174.17 until paid in full, all payments to apply first to interest with balance to principal,

with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly.

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 parcel or lot of land with the improvements thereon on the Eastern side of South Calhoun Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by C. C. Jones & Associates for J. M. Bruce, Trustee, on November 1, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book FF, page 486, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of South Calhoun Street at the corner of South Calhoun Street and the Northern edge of a 15-foot alley, and running thence with South Calhoun Street, N. 16-17 E., 40 feet to an iron pin; thence S. 73-18 E., 97.4 feet to an iron pin; thence S. 16-17 W., 40 feet to an iron pin on the Northern edge of said 15-foot alley; thence with said alley to the Southeastern corner of the building on said lot and continuing with the Southern side of said building and the said Northern side of the alley, N. 73-18 W., 97.4 feet to an iron pin, the point of beginning.

ALSO all that piece, parcel or strip of land adjoining the foregoing tract on the Northern side thereof fronting 5 feet on South Calhoun Street and extending back Eastwardly therefrom with a uniform width to a uniform depth of 97.4 feet, which is subject to an easement for driveway purposes by an agreement recorded in the RMC Office for said County and State in Deed Book 566, page 217.

ALSO, All the Mortgagor's right, title and interest in and to an easement for driveway purposes over and across five feet in width to and from South Calhoun Street along the entire length of the Southern line of property adjoining the above described property on the North as created by the terms of that certain agreement between J. Randolph Taylor and J. M. Bruce, Trustee, recorded in the RMC Office for said County and State in Deed Book 566, page 217.

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 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.