

MORTGAGE OF REAL ESTATE GREENVILLE, S. C. W. H. Moore & Briscoe, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

10 23 10 52 AM '69

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COUNTY OF GREENVILLE COLLE FARNSWORTH R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, McCall Manufacturing Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donald D. Launius, and C. J. Peterson, Jr.

(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-two thousand and no/100----- Dollars (\$ 42,000.00 ) due and payable according to the terms of said note dated August 20, 1969,

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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 the City of Greenville, located and fronting on River Street and more fully described as follows:

BEGINNING at a point on River Street at the intersection of River and Hammond Streets and running thence along River Street S. 27-46 W. 173.9 feet to a point at the intersection of River Street and Hammond Street; thence rounding the intersection of River Street and Hammond Street a distance of 16.13 feet to a point on Hammond Street; thence running along Hammond Street 259.5 feet to a point; thence rounding the intersection of Hammond Street for a distance of 33 feet to a point on Hammond Street; thence running along Hammond Street N. 27-16 W. 168 feet to a point; thence continuing along Hammond Street N. 62-24 W. 154 feet to the point of beginning.

This mortgage is junior in priority to mortgage executed in favor of Greer Federal Savings and Loan Association and Mobile Company.

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.

*See mortgage to this Mortgagee in Book 1140 Page 249*