

JUN 1 4 50 PM '72

BOOK 1235 PAGE 527

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard C. McEwan

(hereinafter referred to as Mortgagor) is well and truly indebted unto
E. G. Whitmire, 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 Two Thousand Eight Hundred Fifty and No/100-----
Dollars (\$ 2,850.00) due and payable

in semi-annual installments of Four Hundred Seventy Five and No/100 (\$475.00) Dollars on principal, plus interest on the unpaid balance with the first such semi-annual installment falling due 366 days after date and all subsequent installments falling due at six (6) month intervals. Mortgagor shall have privilege of anticipation on or after January 1, 1973.

with interest thereon from date at the rate of 7-1/2% per centum per annum, to be paid: computed and paid along with aforesaid payments.

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, near the Town of Simpsonville, being known and designated as Tract No. 32 on a plat of Rollingwood Subdivision recorded in Plat Book YY at page 111 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly edge of Club Drive joint front corner of Lots 31 and 32 and running thence with said Club Drive, S. 3-44 W. 201.6 feet to an iron pin; thence S. 78-03 W. 327 feet to an iron pin; thence N. 3-44 E. 290 feet to an iron pin; thence along the line of Lot 31, S. 86-16 E. 214.9 feet to the point of beginning.

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.