

GREENVILLE CO. S. C.

BOOK 1266 PAGE 647

MORTGAGE OF REAL ESTATE - OFFICE OF RECORD, Greenville, S. C., Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATION 108-02
COMPLIED WITH
11/2/73

WHEREAS, CATHARINE D. McCALL and DUKE K. McCALL, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto DOROTHY M. ROSS and HERBERT F. ROSS

(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 Twelve Thousand Five Hundred and No/100ths

-----Dollars (\$12,500.00) due and payable
eighteen (18) months from February 14, 1973; the Mortgagors specifically reserving the
right to prepay said note and mortgage without penalty;

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually.

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, Butler Township, and having, according to a plat of the Subdivision of the W. H. Smith Property, recorded in Plat Book HHH, at Page 111, the following metes and bounds, to-wit:

BEGINNING at a nail cap in the center of a country road known as Blacks Drive and running thence with said Blacks Drive S. 86-10 E. 220 feet to a point; thence continuing with said Blacks Drive N. 72-34 E. 520 feet to a point in the center of a creek; thence down the center of said creek as the line, the following traverses and distances: S. 10-26 E. 330 feet, more or less; S. 56-15 E. 330 feet, and N. 86 E. 155.1 feet to a point; thence S. 13-56 W. 720 feet to an iron pin; thence N. 52-02 W. 990 feet to a point; thence N. 33-17 W. 473 feet to the point of beginning.

This is a second mortgage and junior to the mortgage of the Mortgagors' to Security Federal Savings & Loan Ass'n. of same date.

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 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 16 PAGE 303

SATISFIED AND CANCELLED OF RECORD
22 DAY OF May 1973
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:49 O'CLOCK P. M. NO. 33437