

FILED  
MORTGAGE OF REAL ESTATE  
BOOK 1289 PAGE 797  
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STATE OF SOUTH CAROLINA SEP 5 12 52 PM '73  
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R.H.C. MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A & B PROPERTIES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. McGill and Mamie Sue K. McGill

(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 One Hundred Six Thousand Five Hundred and No/100-----  
----- Dollars (\$ 106,500.00 ) due and payable

in ten (10) equal annual installments of \$10,650.00 each beginning one year from date with interest from date at the rate of 7% payable annually on the declining unpaid balance. The first annual installment will be made in two semi-annual installments of \$5,325.00 each beginning six months from date and thereafter, all payments shall be made ~~annually~~ 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, at the intersection of Neely Ferry Road and West Georgia Road, approximately two miles west of the Town of Simpsonville, and containing 44.2 acres, more or less, and being enjoined by land now or formerly of J. W. Cash, Ernest Blakley, and others. This property is also known as Lot No. 11 of Block 1 of Sheet 574.2 of the Greenville County Block Book Department.

Mortgagees agree to release any part of the above described property for payment of \$4,000.00 per acre of that property sought to be released.



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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 whatsoever lawfully claiming the same or any part thereof.

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