



MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Shirley K. McClellan (Formerly Shirley K. Spearman) (hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Discount Mortgage Company Mauldin Square Mauldin, S.C. 29662 (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 **Four Thousand Nine Hundred Ninety nine Dollars & Fourteen/100s** Dollars (\$4999.14) due and payable

in Forty Eight (48) monthly installments of One Hundred Fifty Dollars (\$150.00) with first installment due April 5, 1982 and final installment due March 5, 1986

with interest thereon from date of the rate of 19.20 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 and 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

All that piece, parcel or lot of land in Oaklawn Township, County of Greenville, State of South Carolina, known and designated as Lot No. 3 on plat by J.C. Smith, dated November 6, 1968, recorded in Plat Book "00" at page 169 of the RMC Office for Greenville County, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a nail in center of the road and running thence N. 30-45 E., 144.9 feet to an iron pin, thence S. 40-30 E., 95.6 feet to an iron pin, thence S. 38-30 W., 134.1 feet to a nail in the center of the road, thence along said road, N. 48-52 W., 73.8 feet to a nail, the point of beginning.

The Grantor conveys his interest acquired by deeds recorded in Deed Book 611, page 132 and 706, page 388 of the RMC Office for Greenville County.

Derivation: Jackie C. Spearman, &-31-1982 Deed 950-417.



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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.

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