

615 Rutherford St.
Greenville, S.C.

FILED
GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 29 4 45 PM '77
ONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM HAROLD TROUT

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MICHAEL A. MacKINNON

(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

SIX HUNDRED AND NO/100----- Dollars (\$ 600.00) due and payable

upon the sale of the below described property, but in no case later than January 1, 1978.

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 Grove Township, containing 10.6 acres, more or less, as shown on Plat of property of Mrs. Othello Thornton, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book FF, Page 179, and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at a point in the center of the intersection of the Log Shoals Road and the Standing Springs Road, and running thence along the center of Log Shoals Road, S.80-05, W., 1,225.5 feet to an iron pin; thence with the property of C. F. Riddle, N. 45-03 1/2 1,124.2 feet to an iron pin; thence S.86-14E 169 feet to an iron pin in the center of Standing Springs Road; thence with the center of said Road, the following courses and distances to wit; S. 2-01, W., 242.4 feet to an iron pin; thence S. 18-18 E. 215.1 feet to an iron pin; thence S. 30-17 E. 233.7 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 1207, Pages 159, 160 and 161, and being conveyed from James Wilson Jr. and recorded in the R.M.C. Office on April 7, 1956.

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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 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.

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