

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FEB 11 10 49 AM '82  
JOHN W. HANNERSLEY  
R.M.C.

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

WHEREAS, JOHN WESLEY WAGNER and JOYE ELAINE COX WAGNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto GERTRUDE G. McCALL

(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

Forty Thousand

Dollars (\$ 40,000.00 ) due and payable

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

ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, being shown and designated as Lot 17 on plat of North Hampton Acres, as shown on Plat recorded in Plat Book YY at Page 63 of the RMC Office for Greenville County, South Carolina. Said lot begins at an iron pin on Millbrook Circle at joint front corner of Lot 16 and 17, runs thence S. 47-51 E. 52.4 feet to iron pin; thence continues with Millbrook Circle S. 17-16 E. 50 feet to iron pin; thence continues S. 3-55 E. 111 feet to iron pin at joint front corner of lots 17 and 18; thence along joint line N. 86-05 E. 283.6 feet to iron pin; thence continues N. 3-32 W. 747.4 feet to iron pin the joint rear corner of Lots 17 and 16; thence continues along joint line S. 27-31 W. 645.1 to beginning corner,

LESS that property conveyed by way of mortgage to Ford Motor Credit Company dated January 27, 1982 and recorded in Mortgage Book 1562 at Page 601 being the property conveyed to the mortgagor by deed of John D. Littleton dated April 30, 1971 and recorded in Deed Book 914 at Page 150.

GC10 ----- FEB 18 1982 CO2

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY STAMP  
FEB 11 1982  
\$ 10.00

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.

097

4328 RV-2