

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GP
M.S.C.
BOOK 1581 PAGE 979
SEP 28 4 45 PM '82
DONNIE J. HANBERSLEY MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HEYWARD R. McCONNELL and ROSS B. McCONNELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto RAWLINGS, INC. OF GREENVILLE, whose address is 39 E. Tallulah Drive, Greenville, S.C., 29605,

(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 Eight Thousand Seven Hundred Fifty--- Dollars (\$ 108,750.00) due and payable as per the terms of said note

with interest thereon from _____ date _____ at the rate of 13% per centum per annum, to be paid: as per the terms of said note.

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, on the eastern side of Gandy Avenue, being shown as Lot 121 on Map of Lincoln Town, Property of M. W. Fore, recorded in the RMC Office for Greenville County in Plat Book S at Page 39.

ALSO: ALL those lots of land situate, lying and being on Bagwell Street near the City of Greenville, in Greenville County, S.C., being shown and designated as Lots 12, 13, 16, 17, 18, and 19 on plat of Valley Dale Subdivision recorded in the RMC Office for Greenville County in Plat Book KK at Page 115.

ALSO: ALL that piece, parcel or tract of land as shown on plat of property of Louise M. Davis made March 11, 1970, by C. O. Riddle, Engineer, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Jenkins Street at the corner of property of Davis and Jessie Turner and running thence along Jenkins Street N. 74-46 W. 91.05 feet to a spike at the intersection of Jenkins Street and Brockman Street; running thence along Brockman Street S. 13-54 W. 138.7 feet to an iron pin; running thence S. 79-38 E. 91.5 feet to an iron pin; thence running along Jessie Turner property N. 13-40 E. 130.9 feet to an iron pin, the beginning corner.

This being the identical property conveyed to the Mortgagors by deed of the Mortgagee of even date herewith recorded in Deed Book 1174 at Page 871.

The Mortgagors agree that the properties encumbered by this mortgage will be inspected annually for termite infestation and a letter from a reputable firm given to the Mortgagee that the properties are free from infestation and/or damage from termite infestation.

The debt secured by this mortgage will be due upon the sale of any of the properties hereby encumbered and the properties may be released from the lien of this mortgage upon the payment of the release prices as follows:

Lot 121 Gandy Avenue - \$ 7,900.00
Lots 12 and 13 Bagwell Street - \$19,400.00 each
Lots 16, 17, 18, and 19 Bagwell Street - \$9,700.00 each
Lot on Jenkins Street - \$38,250.00

The release prices so required and allowed will be in addition to normal monthly payments toward principal and interest and will be credited toward the balance due at the end of the term elsewhere specified in this mortgage and the note which it secures.

This mortgage constitutes a first lien on the above-described properties.

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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