

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Office of FILE & FILE, Attorneys at Law, Greenville, S. C.

JAN 19 4 30 PM '70

BOOK 1146 PAGE 407

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THURMAN B. MCKINNEY and BERNICE H. MCKINNEY

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

(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 Thirty Nine Thousand Seven Hundred Fifty and no/100 - -----

Dollars (\$39,750.00) due and payable

\$482.29 per month beginning January 1, 1970, and a like amount each successive 30 days until paid in full, payments to apply first to interest and balance to principal, mortgagor reserving the right of anticipating the entire balance or any part thereof at any time without penalty.

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly.

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, South Carolina, and according to plat of property of Grantor made by Terry T. Dill, Surveyor, March 1963, recorded in Plat Book 4-D, Page 71, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way on the northeast side of 291 Bypass at corner of property of Cordia Lee Lasenberry and running thence with said right-of-way, N. 69 E., 134.4 feet to an iron pin; thence N. 14-15 W., 281 feet to an iron pin; thence N. 81-50 W., 11.4 feet; thence N. 84-35 W., 100.5 feet to stone and iron pin; thence S. 9-32 E., 337.5 feet to iron pin at point of beginning.

Block Book Reference: 183.3-1-22

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.