

GREENVILLE, S.C.

STATE OF SOUTH CAROLINA

AUG 12 11 25 AM '71

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COUNTY OF GREENVILLE

FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Style McKinney

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane

(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 twenty-six hundred and fifty and no/100-----

----- Dollars (\$ 2,650.00) due and payable
as follows: \$15.00 on August 9, 1971, and \$15.00 on each and every Monday thereafter until paid in full,

with interest thereon from date at the rate of eight per centum per annum, ~~or thereon~~ to be computed annually and paid weekly as part of \$15.00 payment

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, and in the City of Greenville, fronting on Adams Street, and being described as follows:

BEGINNING at an iron pin on the Northeastern side of Adams Street, which pin is 97.5 feet from the corner of Queen Street and Adams Street, and running thence along Adams Street, N. 59-50 W. 73.2 feet to an iron pin; thence N. 30-10 E. 120 feet to an iron pin; thence S. 59-50 E. 73.2 feet to an iron pin; thence S. 30-10 W. 120 feet to the beginning corner on Adams Street, all of said measurements being more or less.

This is the same property conveyed to the mortgagor this date by the mortgagee and this mortgage is given to secure the balance of the purchase price due.

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.