

FILED
GREENVILLE, CO. S. C.
4 52 PM '73
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
COMPLIED

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

BOOK 1262 PAGE 417

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

WHEREAS, Pauline P. McKinney, by her attorneys in fact, Northen T. McKinney and Lawrence P. McKinney

(hereinafter referred to as Mortgagor) is well and truly indebted unto Calla Hayes McKinney, Ethel Beatrice Plumlee McKinney and Vivian M. Sanderson

(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 **three thousand and no/100 dollars**

Dollars (\$ 3,000.00) due and payable

upon demand,

with interest thereon from _____ date at the rate of **six** per centum per annum, to be paid: upon demand,

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 **Bates Township**, on the head waters of **Enoree River**, and having the following metes and bounds, to-wit:

BEGINNING at a red oak on what is known as the Mill Road and thence with said road to Hollybush corner on Fox Creek; thence up said branch to a rook corner; thence back to the red oak on said Mill Road, and containing 50 acres, more or less; **LESS HOWEVER** property conveyed to Lawrence P. McKinney by deed recorded in Deed Book 515, page 509, and property conveyed to Ethel Beatrice Plumlee McKinney by deed recorded in deed book 932, page 28.

For deed to Pauline P. McKinney see Deed Book 152, page 338.

This mortgage is executed pursuant to authority granted in General Power of Attorney recorded in the R. M. C. Office for Greenville County in Deed Book 932, page 26.

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.