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GREENVILLE CO. S. C.

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BOYD & SONS
ATTORNEYS

1007-211

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Larry A. McKinney and
Robert D. McKinney

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Sixty-Three Thousand Seven Hundred Fifty and No/100----- DOLLARS (\$ 63,750.00--), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Tracts Nos. 1 and 2 as shown on a plat entitled "Property of Carolina Loan and Trust Co.", prepared by Dalton & Neves, dated September, 1939, revised February, 1941, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book L at Page 99, and having, according to said plat, the following metes and bounds:

BEGINNING at a point in the center of Reedy River and on the Southern side of Drayton Avenue (New Belt Line Road) and running thence with the Southern side of Drayton Avenue (New Belt Line Road) S. 85-22 W. 15 feet to an iron pin; thence continuing with the Southern side of Drayton Avenue (New Belt Line Road) S. 85-22 W. 191.5 feet to an iron pin; thence still continuing with the Southern side of Drayton Avenue (New Belt Line Road) S. 85-22 W. 73.6 feet to an iron pin on the Eastern edge of the right-of-way for a Southern Railway siding; thence with the Eastern edge of said right-of-way S. 6-41 E. 270 feet to an iron pin on the Northern side of Cedar Lane Road; thence with the Northern side of Cedar Lane Road S. 62-31 E. 157 feet to an iron pin; thence continuing with the Northern side of Cedar Lane Road S. 68-54 E. 99.6 feet to an iron pin; thence still continuing with the Northern side of Cedar Lane Road S. 68-54 E. 62 feet to an iron pin; thence still continuing with the Northern side of Cedar Lane Road S. 68-54 E. 20 feet to a point in the center of Reedy River; thence with the center line of Reedy River as the line, having a traverse line as follows: N. 58-0 W. 68 feet to a point; thence N. 16-11 E. 100 feet to a point, thence N. 26-45 W. 320 feet to the point of beginning.