

1507-211

MORTGAGE OF REAL ESTATE—Office of W. H. Burk, Fredrick & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

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

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

James H. Collins, Jr., individually

WHEREAS, the Mortgagor is well and truly indebted unto and as Executor of the Estate of * (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 Six Thousand Two Hundred Fifty and No/100----- DOLLARS (\$6,250.00--)

with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid as follows:

To be paid in thirty-six (36) equal monthly installments of \$195.86 the first being due and payable on June 1, 1974, and on or before the first of each month thereafter until paid in full.

*James H. Collins, Sr., deceased, and as Administrator of the Estate of Eva P. Collins, deceased; Lula Mae C. Ayers, individually and as Executrix of the Estate of James H. Collins, Sr., deceased; and Elizabeth C. Painter,

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL those pieces, parcels or tracts of land situate, lying and being on the Southern side of Drayton Avenue (New Belt Line Road) 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.

THIS mortgage is second junior in rank to the lien of the first mortgage of even date in favor of Carolina Federal Savings & Loan Association in the amount of Sixty-Three Thousand Seven Hundred Fifty and No/100 (\$63,750.00) Dollars.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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