

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1986 FEB 71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JIMMY E. PARKER AND WANDA I. PARKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES KENNETH MCHUGH

(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

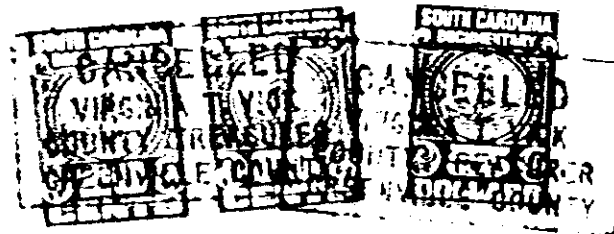
THIRTEEN THOUSAND FIVE HUNDRED AND 00/100----- Dollars (\$ 13,500.00) due and payable in 240 equal monthly installments of \$112.93 per month, beginning on May 1, 1975 and continuing on the first day of each month thereafter until principal and interest have been paid in full. Said payments shall be applied first to interest, balance to principal. Mortgagors shall have privilege of anticipation in any amount without penalty with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly as aforesaid

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 releaze 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, Austin Township, and lying on the East side of Highway No. 276, two miles north of Simpsonville, S.C. and beginning at an iron pin at the corner of Highway No. 276 and Beechwood Drive; thence running along Beechwood Drive, N. 52-09 E., 188.5 feet to an iron pin on the bank of dirt road; thence N. 31-15 W., 116.7 feet to an iron pin; thence S. 54-10 W., 223 feet to an iron pin; thence S. 47-30 E., 125.5 feet to the beginning point.

This is the identical property conveyed to the mortgagors by deed of the Mortgagee of even date herewith and this mortgage is given to secure a portion of the purchase price of the subject property.



5.5.40

Together with all and singular rights, members, herditaments, 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.

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