

MORTGAGE OF REAL ESTATE--Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagor's Address:
46 Nottingham Rd.
Greenville, SC 29607

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Alvin McKinney

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

WHEREAS, the Mortgagor is well and truly indebted unto Zelma Gambrell

(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 Eight Hundred and no/100-----DOLLARS (\$6,800.00),
with interest thereon from date at the rate of 8 1/2 per centum per annum, said principal and interest to be repaid: Payable \$100.00 per month, including principal and interest, computed at the rate of 8 1/2 per cent per annum, the first payment being due April 1, 1978 and a like payment being due on the first day of each month thereafter.

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, being shown as a portion of Lot 5 and all of Lot 6 on a plat of the property of Emory Scott dated November 1937, revised October 1958, prepared by Dalton & Neves, recorded in Plat Book SS at Page 26 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of Scott Avenue at the corner of property now or formerly belonging to John W. McKinney, which point is S 71-15 E 774.4 feet from the intersection of Staunton Bridge Road and Scott Avenue and running thence with Scott Avenue S 71-15 E 285.6 ft. to an iron pin at the joint corner of Lot 6 and Lot 7; thence S 22-40 W 292.8 feet to an iron pin; thence N 65-20 W 286.5 feet to an iron pin at the corner of McKinney property; thence with the McKinney property N 18-45 E 263 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Zelma Gambrell and Eleanor Harrison recorded on June 29, 1977 in Deed Book 1059 at page 530 in the RMC Office for Greenville County (see Correction Deeds of Zelma Gambrell, Eleanor G. Harrison ((same as Eleanor Gambrell Harrison)) and James Roland Gambrell, to be recorded herewith.)

It is understood that this mortgage is junior in lien to a first mortgage given this day to First Federal Savings & Loan Association and to be recorded herewith.

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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