

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frances P. Sparks

(hereinafter referred to as Mortgagor) is well and truly indebted unto Northern T. McKinney, Vivian Sanderson, Sarah McKinney Cox, Vey McKinney Coleman, Ethel Plumblee McKinney and Lucille G. McKinney

(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 Fifteen Thousand and no/100-----

----- Dollars (\$15,000.00) due and payable
Five Thousand (\$5,000.00) Dollars each October 3rd beginning October 3rd, 1979 until paid in full, provided, however, that should the said Frances P. Sparks sell and convey the real property described in Greenville County RMC Office Deed Book 799, Page 336 the balance owing under this note and mortgage of even date shall be paid and discharged in full from the with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid with annual installments

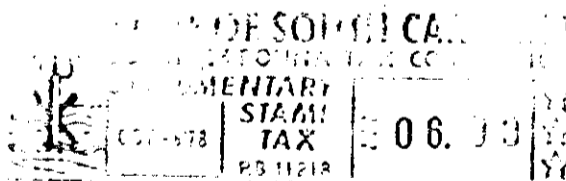
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, about 16 miles from the Greenville Court House on waters of Mush Creek, bounded by lands now or formerly of Frank Peahuff, Alvin Batson, A. C. Boswell and others and being shown and designated as 16.45 acres on plat prepared for Frances P. Sparks by Terry T. Dill, RLS, dated September 14, 1978, said plat being recorded in the RMC Office for Greenville County in Plat Book _____, Page _____, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Boswell Road and running thence S. 01-45 W., 1134 feet to an iron pin; thence N. 89-29 W., 629 feet to an iron pin; thence S. 0-00 W., 330 feet to an iron pin; thence N. 33-30 E., 870 feet to an iron pin; thence with the creek as the line the traverse is as follows: S. 66-51 E., 26 feet; thence N. 65-19 E., 100 feet; thence N. 41-40 E., 347 feet; thence N. 21-50 E., 273 feet; thence leaving said creek S. 01-45 W., 354 feet to an iron pin on Boswell Road, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Northern T. McKinney et al to be recorded of even date herewith.



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Together with all and singular rights, members, hereditaments, 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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