

MORTGAGE OF REAL ESTATE - Prepared by BILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONALD L. TYNER and MARGARET A. TYNER

hereinafter referred to as Mortgagor is well and truly indebted unto BESSIE R. KENNEDY

hereinafter referred to as Mortgagee as evidenced by the Mortgagee'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 NO/100**-----

----- Dollars \$ 13,500.00 due and payable  
in 96 monthly installments of \$190.85

with interest thereon from date at the rate of eight per centum per annum, to be paid monthly

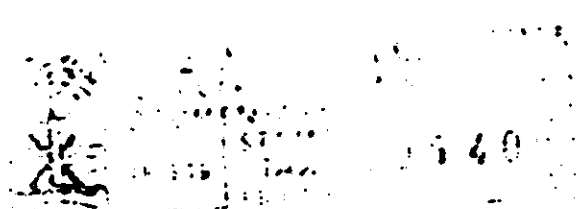
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes;

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 Mortgagee in hand well and truly paid by the Mortgagor 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 located on the southwesterly side of Buncombe Road and being shown on plat for Bessie R Kennedy prepared by W. N Willis, Surveyor, dated September 18, 1978 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Buncombe Road which point is located N. 26-05 E 25 feet from an iron pin on or near the southwesterly edge of Buncombe Road and running thence S 26-05 W 830.3 feet to an iron pin; thence N. 87-15 W 295 feet to an iron pin; thence N. 28-52 E. 956 feet to a point in the center of Buncombe Road passing over an iron pin 25 feet back on line; thence S. 61-50 E. 225 feet to the beginning corner continuing according to said plat 5.05 acres more or less.

This being the same property conveyed to the Mortgagors herein by deed of Bessie R. Kennedy of even date herewith to be recorded.



Together with all and singular rights, members, hereditaments, and appurtenances to the same, belonging in any way, manner or appertaining, and all of the rents, issues, and profits which may arise or be lawfully received, and all other and sundry rights, powers, and benefits in and to the same, or hereafter acquired, constructed, or fitted thereon, in any manner, it being the intent of the parties hereto that all fixtures and improvements other than the usual household furniture, be and shall be 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 he lawfully owned the premises hereinafter described at the time of the execution of these presents, that he has good right and lawful authority to sell, convey or otherwise dispose of the same, and that the premises are free from all liens, mortgages, claims, and encumbrances except as provided herein. The Mortgagee shall have the right to foreclose on the premises hereinafter described in the event of default by the Mortgagor in the payment of the principal and interest on the Mortgagee's promissory note and against the Mortgagor and all persons claiming under him, his heirs, successors and assigns.

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