

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

APR 4 4 31 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John O. Vernon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lucille McKinney & Vivian M. Sanderson, 28 S. Poinsett, Travelers Rest, S. C. 29690

(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

---Thirty-One Hundred Ninety-Five & No/100----- Dollars (\$3195.00) due and payable at the rate of One Hundred & 12/100 (\$100.12) Dollars each consecutive month until paid in full, with first payment due on April 30, 1979, & the last day of each month thereafter. After fifteen (15) days, a late penalty will be charged to the monthly payment. Purchaser may anticipate payment, in whole or in part, at any time without penalty.

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

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, lying and being in Travelers Rest, S. C., County of Greenville, being approximately one (1) Acre, located on Poinsett Highway, Travelers Rest, S. C., being shown on Greenville County Block Book No. 490-4-16. Said property being shown on a plat, being recorded in the office of RMC for Greenville County, in Plat Book "I", at Pages 111-112, and described on said plat, as follows, to-wit:

BEGINNING at a point on the east side of the Buncombe Road 300 feet in a northeasterly direction from the southern boundary of the Love Estates and runs thence S 62-20 E 531 feet to a branch; thence northeasterly along the branch as a line 54 feet to corner of Lot No. 5; thence along the joint line of lots Nos. 4 and 5, N 57-27 W 542 feet to the Buncombe Road; thence along the Buncombe Road S 29-40 W 100 feet to the beginning corner.

The abovedescribed property is a part of that property conveyed to Wilson McKinney by Deed of W. Raymond Williams, Jr., as Trustee on the 22nd day of February, 1941, and being recorded in the RMC Office for County & State aforesaid, on the 14th day of March, 1941, in Book 232, at Page 196. ALSO, the abovenamed Mortgagee's being the sole heirs to the estate of the said Wilson McKinney, who died intestate on February 27, 1969; for further reference see Apt. 1075, File 10, in Probate Court for County of Greenville, State of South Carolina.

The abovedescribed property being subject to all restrictions, easements and/or rights-of-way on record in County & State aforesaid, RMC Office.