

Mortgagee's mailing address: 109 Chipwood Lane, Greenville, S. C. 29615-1433 PAGE 467

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
15 PM '80
CLERK
SHERSLEY

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.**

WHEREAS, Ronald J. Moede and Carole D. Moede

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thurman B. McKinney and Bernice H. 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 Forty Three Thousand One Hundred and 00/100

Dollars (\$ 43,100.00) due and payable

in monthly installments of Six Hundred and 00/100 (\$600.00) Dollars, the first installment to be due May 1, 1980. *addu* Payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of eleven 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 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,

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township on the eastern side of South Carolina Highway No. 291, and being known and designated as a portion (the southern half) of Lot No. 8 as shown on a Plat of J. H. Sitton, according to a survey made by Piedmont Engineering & Surveying Company on April 13, 1955, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book II, at Page 127, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of South Carolina Highway No. 291, at the joint front corner of Lots No. 8 and 9 and running thence with said Lot 9, S. 88-15 E. 191.35 feet to an iron pin; thence N. 0-43 E. 25.01 feet to an iron pin; thence N. 88-15 W. 190.61 feet to an iron pin on the eastern side of South Carolina Highway No. 291; thence along said Highway, S. 01-45 W. 25 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Thurman B. McKinney and Bernice H. McKinney, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
PROBATE

RECORDED
15 MAR 1980

Personally appeared the undersigned witness and made oath that (s)he saw the within named Carole D. Moede sign, seal and as her act and deed deliver the within written Mortgage of Real Estate and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Carole D. Moede

SWORN to before me this 28th day of March, 1980.

Wickie R. [unclear] (L.S.) 3/14/83

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

0467

4328 RV-2