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BOOK 1555 PAGE 166

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, FREDERICK P. MCKENNA and MARY G. MCKENNA

(hereinafter referred to as Mortgagor) is well and truly indebted unto

DEE SMITH COMPANY, INC. and WILLIAM E. SMITH, LTD.

(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

FOURTEEN THOUSAND SEVEN HUNDRED EIGHTY FOUR & NO/100 DOLLARS (\$ 14,784.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY.

with interest thereon from _____ at the rate of _____ 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:

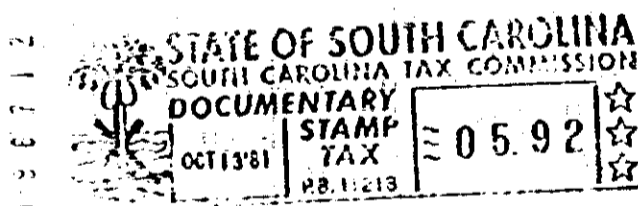
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, shown as Lot 5 on Plat of OXFORD, Section I, recorded in Plat Book 6-H at Page 27 (formerly Lot 5, Devenger Place, Section 9, Phase A, recorded in Plat Book 5-P at Page 59), and having such courses and distances as will appear by reference to Plat Book 6-H at Page 27.

THIS mortgage is junior in lien to that certain mortgage in favor of Greer Federal Savings and Loan Association, dated December 12, 1980, and recorded in the R.M.C. Office for Greenville County in R.E.M. Book 1527 at Page 466.

This is the same property conveyed to the mortgagees herein by deed of Dee Smith Company, Inc. and William E. Smith, Ltd. dated 12-12-80 and recorded in Book 1138 AT page 834.

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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 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.

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