

MORTGAGE OF REAL ESTATE -

Mortgagee's address:
c/o Larry Estridge
PO Box 10207
Greenville, SC 29603

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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APR 11 4 27 PM '82
DON... SLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1587 PAGE 730

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, W. M. MCKINNEY, JR. and MELANIE MCKINNEY

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

(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-SIX THOUSAND AND NO/100

as follows: First year - Monthly payments of \$334.44 (plus \$36,000.00 due and payable at maturity) bearing interest at 11%; Second year - Monthly payments of \$362.89 bearing interest at 12% per annum; Third year - monthly payments of \$391.80 bearing interest at 13% per annum; Fourth year - monthly payments of \$391.80 bearing interest at 13% per annum; Fifth year - monthly payments of \$391.80 bearing interest at 13% per annum; at the end of the fifth year the entire principal balance of \$35,774.20 will be due and payable with interest thereon from date of balloon payment at the rate of 13% per centum per annum, to be paid: at maturity

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, within the corporate limits of the City of Greenville, being known and designated as Lot 13, Block H of a subdivision known as Highland Terrace as shown on a plat thereof being recorded in the RMC Office for Greenville County in Plat Book D at Page 238 and also recorded in Plat Book K at page 120 and having, according to said plats, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Townes Street Extension, joint front corner of Lots 13 and 14 and running thence with the joint line of said lots, N 73-16 W 150 feet to an iron pin; thence in a northerly direction 50 feet to an iron pin, joint rear corner of Lots 12 and 13; thence with the joint line of said lots, S 73-16 E 150 feet to an iron pin on the western side of Townes Street Extension; thence with Townes Street Extension in a southerly direction 50 feet to the corner.

Being the same property conveyed to the mortgagors herein by deed of Margaret Richey Barr, to be recorded of even date herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 12 1982
TAX
FURNISHED
\$ 14.40

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 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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