

Quarters One, Washington, D. C. 20317

1589 1585

MORTGAGE OF REAL ESTATE Offices of John G. Cheros, Attorney at Law, Greenville, S. C.  
S.C.

DEC 31 PM '82

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BEVERLY HILLS  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H. RICHARD RANCK &  
KATHY L. RANCK

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GEORGE H. MCKEE

(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 Three Thousand and

no/100----- DOLLARS (\$ 33,000.00 ).

with interest thereon from date at the rate of 12 per centum per annum, said principal and interest to be repaid:

Due and payable in monthly installments of \$363.36 beginning January 1, 1983, and continuing on the same day of each month thereafter with the entire unpaid balance due and payable on or before December 1, 2003.

If the within mortgage is paid in full prior to its maturity date, the following prepayment schedule shall apply:

- 3% during the first five years on 80% of the unpaid balance
- 2% during six through twelve years on 80% of the unpaid balance
- 1% during years thirteen through twenty on 80% of the unpaid balance

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 those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, being on the south side of Beverly Road in Chick Springs Township, near Paris, being known as Tracts 19, 20, 21, 22, 23 and the western portion of Tract 24, as shown on plat of Subdivision of Beverly Hills, recorded in Plat Book C at page 21 and having such courses and distances as described in deed from George H. McKee, recorded in Deed Book 1138 at page 180, LESS, HOWEVER, those certain tracts of land heretofore conveyed by R. G. McKee out of the above property.

Being the same property conveyed by deed recorded December 2, 1980.

Notwithstanding the above, obligors may pay up to 20% of the original amount of this debt in any one year without prepayment penalty.

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GCTO -----3 DE 21 82 089

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
13.20  
DEC 21 1982

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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