

MORTGAGE OF REAL ESTATE

102 Ballonger Ave., Greer, S. C., 29611

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Kenneth A. McKinney

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. W. McClimon

(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 **FOUR THOUSAND** Dollars (\$4,000.00) due and payable

at the rate of \$150.00 per month, first payment due 30 days from date and payment each 30 days thereafter until paid in full. Payments first applied to interest and then to principal.

with interest thereon from date at the rate of 13 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 Mortgagee in hand well and truly paid by the Mortgagor 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, Saluda Township, lying on the West side of Goodwin Bridge Road, Highway No. S-130 and containing one acre, more or less, being shown as block book No. 661.1-1-37.3 on Greenville County Tax Maps and having the following metes and bounds, to wit:

BEGINNING at an iron pin, corner of H. W. McKenzie lot on right of way of said highway and running thence S. 29-00 W., 577.5 feet to iron pin; thence N. 42-45 E., 630 feet to an iron pin on right of way of said highway; thence with highway N. 74-00 W., 150 feet to the beginning corner.

This is the same conveyed to the within mortgagor by Jeame D. Threatt by deed recorded July 1, 1960 in deed book 871 page 54, R. M. C. Office for Greenville County

RECORDED
JUL 1 1960
R. M. C. OFFICE

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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 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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