

MORTGAGE OF REAL ESTATE -
Mortgagees' mailing address: 143 Clarendon Dr., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE VOL 1653 PAGE 286
GREENVILLE, S.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, we, DONNIE S. WALKERSLEY, Timothy J. Deming and Laurie A. Deming,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joe C. McKinney and Myrtle R. 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 Twelve Thousand One Hundred Thirty-two and 59/100----- Dollars (\$ 12,132.59) due and payable in equal monthly installments of \$177.85 each, beginning on April 1, 1984, and then thereafter each successive month and date until paid in full on or before March 1, 1992,

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: Interest is computed in the monthly installment.

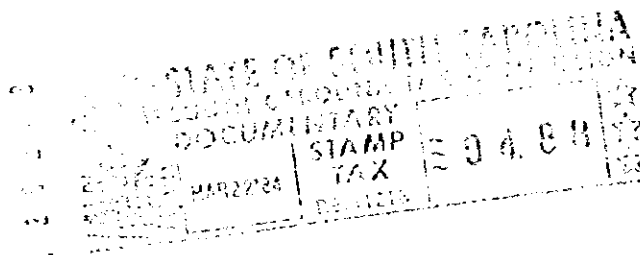
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Bates Township, being a portion of a 10.3 acre tract on a plat prepared by Jeffrey M. Plumblee, Inc. (the remaining 1.9 acres of said tract is being conveyed to the mortgagors by the mortgagees on this date by separate deed), dated October 9, 1982, titled "Survey for Timothy J. Deming and Laurie A. Deming", recorded in the R.M.C. Office for Greenville County in Plat Book 9-J, page 82, and revised on February 9, 1983, and having according to said plat the following metes and bounds, to-wit:

Beginning at a nail and cap 959 feet more or less from Old Mill Road, and running thence N 41-28 W 683.8 feet to a new iron pin; thence N 47-42 E 1870 feet to a new iron pin; thence N 41-15 W 198.6 feet to a new iron pin; thence S. 47-42 W. 237.8 feet to a new iron pin; thence N 41-28 W 493.90 feet to a new iron pin; thence N 80-50 E 451.2 feet to an old axle; thence S 38-09 E 1197.3 feet to an iron pin on Townes' property line; thence with the Townes' property line S 60-09 W 241.4 feet; thence S 73-36 W 20.7 feet; thence S 77-39 W 7.8 feet to the point of beginning, containing 8.4 acres.

This is the same property conveyed to the mortgagors by the mortgagees on even date and recorded in Deed Book 1208, Page 707, RMC Office for Greenville County.



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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 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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