

MORTGAGE OF REAL ESTATE—Offices of KENDRICK STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JAN 24 4:33 PM '72  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1220 PAGE 201

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOE C. MCKINNEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto BLUE RIDGE CENTER, a South Carolina corporation with its principal place of business located at 409 North Main Street, Greenville, South Carolina,

(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 One Hundred Thousand and No/100 (\$100,000.00) -----

Dollars (\$100,000.00-- ) due and payable

on September 10, 1973 at the office of Blue Ridge Center, 409 North Main Street, Greenville, South Carolina.

The maker reserves the right to pay all or any part of the principal balance at any time prior to maturity without penalty.

with interest thereon from date at the rate of 7% per centum per annum, to be paid semi-annually

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 tract of land, lying and being between the Old Buncombe Road and the Poinsett Highway (U. S. Highway No. 25, formerly the New Buncombe Road), near the City of Greenville, S. C., and having according to a plat entitled "Estate of John L. Watkins", made by Dalton & Neves, dated May, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Old Buncombe Road, said pin being the joint corner of the property hereinafter described with property now or formerly belonging to Thackston, and running thence along the easterly side of Old Buncombe Road N 14-54 E 951.4 feet to an iron pin at the intersection of Old Buncombe Road and Poinsett Highway; thence around said intersection on a curve, the following courses and distances: N 21-43 E 30.4 feet to an iron pin; N 70-53 E 58 feet to an iron pin; thence S 67-55 E 51.6 feet to an iron pin on the southwesterly side of the Poinsett Highway; thence along the southwesterly side of the Poinsett Highway the following courses and distances: S 26-08 E 94.7 feet to an iron pin; S 29-03 E 100 feet to an iron pin; S 32-00 E 100 feet to an iron pin; S 34-54 E 100 feet to an iron pin; S 37-34 E 100 feet to an iron pin; S 39-25 E 522.5 feet to an iron pin, corner of the Thackston property; thence leaving the Poinsett Highway along the line of the Thackston property S 28-20 W 524 feet to an iron pin; thence continuing with the Thackston property N 64-25 W 777.7 feet to the point of beginning, and containing 15.18 acres.

This mortgage is given to secure a portion of the purchase price.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 9 PAGE 666

SATISFIED AND CANCELLED OF RECORD  
25 DECEMBER August 1972  
Elizabeth Tiedle  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:12 O'CLOCK A. M. NO. 5854