

MORTGAGE OF REAL ESTATE -

MORTGAGEE ADDRESS:

200 Perry Road
Greenville, SC 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO S.C.
APR 4 3 06 PM '83

MORTGAGE OF REAL ESTATE

BOOK 1600 PAGE 634

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. LAWERSLEY
R.M.C.

WHEREAS, WILLIAM M. MCKINNEY, JR. and MELANIE C. MCKINNEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEROME P. CARNE and JENNIFER T. CARNE

(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 Three Thousand and No/100-----
-----(\$3,000.00)-----Dollars (\$ 3,000.00-->) due and payable

in full within three (3) years from date, or at resale of house, whichever comes first. No payment due on principal or interest until maturity.

with interest thereon from date at the rate of thirteen (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 purpose:

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:

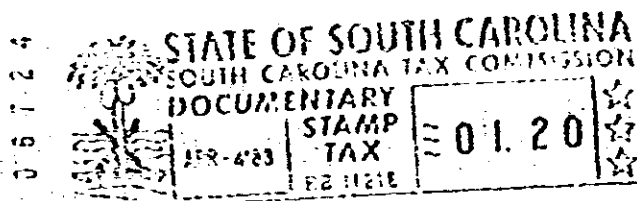
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as the northern portion of Lot 10 on a plat of Piedmont Park Subdivision recorded in Plat Book F at page 290 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Maplecroft Street at the joint front corner of Lots 10 and 11 and running thence with Lot 11 S. 83-25 E. 228.34 feet to an iron pin; thence S. 6-42 W. 50 feet to an iron pin; thence through Lot 10 N. 83-25 W. 228 feet to an iron pin on the eastern side of Maplecroft Street; thence with Maplecroft Street N. 6-35 E. 50 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of Jerome P. Carne and Jennifer T. Carne, to be recorded of even date herewith.

This mortgage is second and junior in lien to that certain mortgage in favor of Alliance Mortgage Company in the original amount of \$29,450.00, recorded in the RMC Office for Greenville County in Mortgage Book 1596, Page 936 and re-recorded in Mortgage Book 1598 at Page 510.

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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.

DO 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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