

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE  
JUN 29 5 02 PM '83

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gregory A. McKinney and Mary A. McKinney

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul K. Schroder

(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

-----TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 22,500.00 ) due and payable in the following manner: Two Hundred Thirty-Two and 25/100 Dollars (\$232.25) shall be paid on July 24, 1983, and a like amount shall be paid on the same date in each succeeding month thereafter until the aforesaid indebtedness, together with accrued interest, shall be paid in full, all payments to be applied first to interest, with the balance, if any, to be applied to principal, interest thereon from date at the rate of -eleven- 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 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, the Mortgagee's heirs, successors and assigns:

~~with all the means and appurtenances to the same, together with all improvements thereon, to have and to hold unto the Mortgagee, his heirs, successors and assigns, forever, unto the State of South Carolina, County of Greenville~~

ALL that certain piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the Southwestern side of Parkhurst Drive (formerly Park Avenue) and being shown on plat of property of M. C. Green, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book W, at Page 5, and also being known as Lot No. 121, and having, according to a more recent survey prepared by Jones Engineering Service, dated June 10, 1983, and having the following courses and distances, to-wit:

BEGINNING at an old iron pin on the edge of Parkhurst Avenue, joint front corner with Lot No. 120, and running thence with the common line with said lot, S. 30-37 W. 249.0 feet to an iron old pin; thence S. 59-10 E. 105.0 feet to an old iron pin, joint rear corner with Lot No. 122; thence running with the common line with said lot, N. 30-37 E. 249.0 feet to an iron pin on the edge of Parkhurst Avenue; thence running with the edge of said avenue, N. 59-10 W. 105.0 feet to an old iron pin, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Mortgagee herein of even date herewith, and which said deed is being recorded simultaneously with the recording of the within instrument.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JUN 29 1983  
TAX \$ 09.00  
RE 1123

4.0001

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 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 is 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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