

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

FILED  
GREENVILLE CO. S. C.

FEB 14 5 55 PM 1966

OLLIE B. ...  
R. M. O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James C. McKinney and Audrey L. McKinney  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Colonial Company, Inc.

(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 -----

Five Thousand and No/100 ----- DOLLARS (\$ 5000.00 ),  
with interest thereon from date at the rate of 6 3/4 per centum per annum, said principal and interest to be repaid:

With interest from date at the rate of 6 3/4% per annum, said payment of principal and interest to be paid immediately upon sale by the makers of their house known as Lot 9, Randy Drive, Greenville County, S. C., or within six months from date, whichever occurs first.

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 Chick Springs Township, on the southern side of Randy Drive (formerly Silent Night Drive) and being known and designated as Lot 9 on a plat of Edwards Forest, Section 2, recorded in the RMC Office for Greenville County in Plat Book RR at page 20 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Randy Drive at the joint front corner of Lots 9 and 10 and running thence along said Drive, N. 56-45 E. 100 feet to an iron pin; thence along the joint line of Lots 8 and 9, S. 33-15 E. 180 feet to an iron pin; thence S. 56-45 W. 100 feet to an iron pin; thence along the joint line of Lots 9 and 10, N. 33-15 W. 180 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed recorded in Deed Book 793 at page 251.

This mortgage is made for the purpose of securing future advances. The present existing indebtedness is \$2,903.86. Future advances may be made by the lender with the total amount of the existing indebtedness and future advances outstanding at any one time not to exceed \$5000.00, the maximum principal amount stated herein.

It is understood and agreed that this mortgage is junior in lien to that certain mortgage in favor of Fidelity Federal Savings & Loan Association dated March 4, 1966, recorded in Mortgage Book 1024 at page 275.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

*Paid April 1, 1966.  
Colonial Company, Inc.  
by Thomas G. ...*

RECORDED AND INDEXED BY ...  
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