140 West Mountain View Street, Signoville, S.C. 29609

200x1558 PASE 270

STATE OF SOUTH CAROLINA (2) (27 PH 18)
COUNTY OF GREENVILLE DO CHARGE COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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WHEREAS, GLENN R. KENNEDY AND GINA G. KENNEDY

(hereinafter referred to as Mortgagor) is well and truly indebted unto JULIAN F. UPTON AND MARY ASHMORE UPTON

(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

---THIRTY THOUSAND AND NO/100----- Dollars (\$ 30,000.00 ) due and payable

pursuant to note of even date.

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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, known and designated as Lot No. 136 on plat of COUNTRY CLUB ESTATES, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book G at Pages 190 and 191, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Granada Drive, at joint front corner of Lots Nos. 135 and 136, and running thence with the dividing line of said lots, N. 72-17 E. 164 feet to an iron pin; thence S. 16-13 E. 50 feet to an iron pin; thence along line of Lot No. 137, S. 69-25 W. 175 feet to an iron pin on the east side of Granada Drive; thence along the eastern side of Granada Drive, N. 5-43 W. 60 feet to the beginning corner.

This being the same property conveyed to Mortgagors by deed from Julian F. Upton and Mary Ashmore Upton of even date to be recorded herewith.

It is understood by and between the Mortgagors and Mortgagees that a late charge of Five per cent (5%) of the monthly payment will be chargeable and payable if the payments are not made within five (5) days of the due date.

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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 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 to provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV.2

Jan Sangar