

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JAN 27 1982
PH '82

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD T. MCKENNA and DIANE MCKENNA

(hereinafter referred to as Mortgagor) is well and truly indebted unto STUART G. ANDERSON, JR.

(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

Seven Thousand Two Hundred and 00/100 ----- Dollars (\$ 7,200.00) due and payable

Principal and interest monthly for ten (10) years, in equal monthly installments beginning on the 1st day of MARCH, 1982.

with interest thereon from January 26, 1982 at the rate of 10 (10%) 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, 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, City of Greenville, being known and designated as Lot No. 36, NORTH HILLS, a plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H, page 90, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Russell Avenue, which iron pin is 460 feet, more or less, from the northwest corner of the intersection of Russell Avenue and Bennett Street, at the joint front corner of Lots Nos. 36 and 37, and running thence with the joint line of said lots, N. 19-30 E. 165 feet to an iron pin at the joint rear corner of said lots; thence N. 70-30 W. 65 feet to an iron pin in the joint rear corner of Lot No. 36 and Lot W; thence with the joint line of said lots, S. 19-30 W. 165 feet to an iron pin at the joint front corner of said lots on the northern side of Russell Avenue; thence with the northern side of Russell Avenue, S. 70-30 E. 65 feet to the point of BEGINNING.

Mortgagors further agree that should Mortgagee be called upon to pay the first mortgage, to protect his interest any sums so advanced shall be a debt due and owing Mortgagee in addition to the existing principal and interest, and shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee.

DEED FROM STUART G. ANDERSON, JR. to MORTGAGEES RECORDED HEREWITH.

NOTED -----2 JAN 27 82 736

OFFICE OF THE CLERK OF THE COURT
DOCUMENTARY
JAN 27 1982

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 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.

0227

4328 RV-23