

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE (SECOND)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Alex Kinlaw, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margie Helen McKinney

(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 no/100

Five Thousand Five Hundred and Dollars (\$ 5,500.00) due and payable in monthly installments of (125.00) per month beginning May 1, 1982 and ending May 1, 1984. Balloon payments of Twelve Hundred and Fifty (\$1250) dollars will be made to the Seller July 1, 1984 and December 31, 1984.

with interest thereon from (NO Interest) at the rate of per centum per annum, to be paid:

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

ALL that certain piece, parcel or lot of land in the State of South Carolina, Greenville County, City of Greenville, lying on the southern side of Prosperity Avenue and the eastern side of Prosperity Court and being shown and designated as Lot No. 384 on Plat No. 5 of Pleasant Valley, dated July, 1954, prepared by Dalton & Neves, Surveyors, recorded in the R.M.C. Office for Greenville County, in Plat Book 11, page 125, and, according to said plat, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Prosperity Court at the joint front corner of Lots 384 and 385 and running thence with the eastern side of Prosperity Court, N. 30-36 W. 75 feet to an iron pin at the intersection of Prosperity Court and Prosperity Avenue; thence with the southern side of Prosperity Avenue, N. 68-48, E. 116 feet to an iron pin at the rear corner of Lots 384 and 385; thence with the common line of said lots S. 29-17 E. 52.8 feet; thence with the common line of Lots 384 and 385 S. 57-43 W. 113.2 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the grantor herein, Stanley McKinney, by deed of Howard C. Pirkle and Rhonda Rene Pirkle as recorded in the R.M.C. Office for Greenville County, in Deed Book 915 at Page 235 on May 17, 1971.

TO ALL WHOM THESE PRESENTS MAY CONCERN:
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DEED RECORDS
JUN 20 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 such 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.

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