

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 26 3 58 PM '82
DONNIE S. TANKERSLEY

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

WHEREAS, J. KEITH CUNNINGHAM AND DANIEL CUNNINGHAM, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. E. CALDWELL

(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-Five Thousand and No/100

Dollars (\$ 25,000.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference.

with interest thereon

at the rate of

per annum

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:

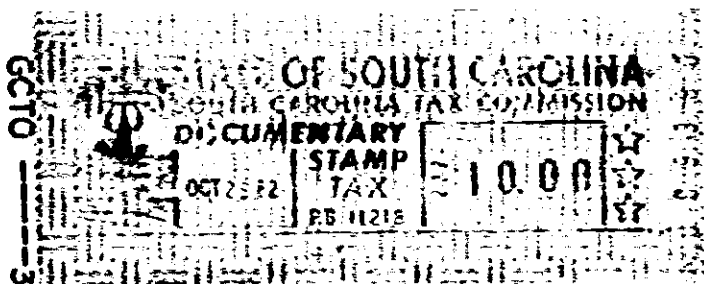
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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:

"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, on the southerly side of Lee Road, and being known and designated as Lot No. 3 on plat of Rachel Burns property, as recorded in the RMC Office for Greenville County in Deed Book 737 at Page 42, and having, according to said deed, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Lee Road, which pin is located 415.2 feet in an easterly direction from the southeasterly corner of the intersection of Mayfair Drive and Lee Road, and running thence along said Lee Road, N.62-15 E. 100 feet to an iron pin; thence N.09-00 E. 200 feet to an iron pin; thence S.62-15 W. 100 feet to an iron pin; thence N.09-00 W. 220 feet to an iron pin on the southerly side of Lee Road, the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from W. E. Caldwell and James A. Boling recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is: 712 West Lee Road
Taylors, S. C. 29687



3 0026 82 021

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.