

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
DONNA R. M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Johnny Austin Kluge

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr., Trustee for the Estate of B. M. McGee Under Will,

(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

-----Four Thousand and No/100----- Dollars (\$ 4,000.00) due and payable

as provided in promissory note of even date,

with interest thereon from date at the rate of 12% 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, 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, in Chick Springs Township; about two miles south of Taylors, S. C., lying on the west side of the Berry Road, and being part of the same land that was conveyed to Lucile Annie Kluge by deed from H. K. Kluge on May 4, 1953, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 477 at Page 374, and having the following courses and distances, to-wit:

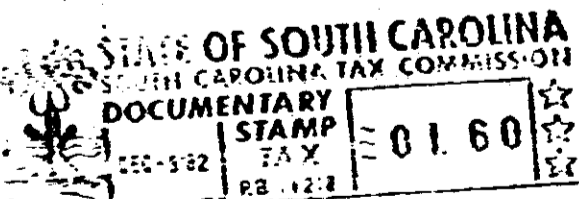
BEGINNING on a nail and cap in the said Berry Road, the northeast corner of the present lot of the mortgagor herein, and running thence with the common line of the property of the mortgagor herein and the lot covered herein, S. 56-35 W. 151 feet to an iron pin on the former Morris Smith Subdivision; thence with the Smith Subdivision line, N. 17-43 W. 247 feet to a nail and cap in the said Berry Road at the intersection of the north side of the Oak Drive (iron pin back on line at 39.7 feet; thence with the Berry Road, S. 55-56 E. 230 feet to an iron pin on the east shoulder of the said Berry Road, joint corner of the S. T. Moore tract; thence with the common line of the Moore property and of this lot, S. 24-46 E. 25 feet to the BEGINNING.

This being the same property conveyed to the mortgagor herein by deed of Lucile Annie Kluge dated May 20, 1968, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 860 at Page 363.

Address of Mortgagee: 600 E. WASHINGTON ST
GREENVILLE, S.C. 29601

Not assumable without Mortgagee's consent.

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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 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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