

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 13 1 40 PM '80
DONN TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1495 493

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe McGlother Kemp, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Caroline Kemp

(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 Ten Thousand Three Hundred Dollars

Dollars (\$ 10,300.00) due and payable

without interest in installments of One Hundred Fifty (\$150.00) Dollars every two (2) weeks. First installment shall begin on August 1, 1985, and subsequent installments shall be due and payable every two (2) weeks thereafter until paid in full.

with interest thereon from _____ 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:

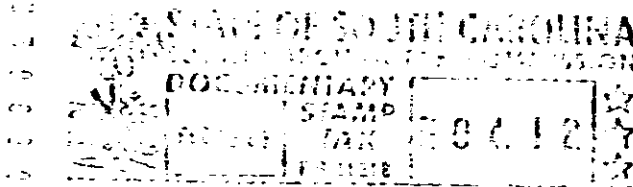
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, to wit: Known and designated as Lot #47, on the northern side of Lee Road, in a subdivision known as Orchard Acres, Section 2, as shown on plat thereof recorded in Plat Book BB, at page 74, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of lots #47 and #48, running thence along line of these lots N. 4-12 W. 190 feet to an iron pin; thence N. 85-48 E. 100 feet to an iron pin at rear of Lots #47 and #46, running thence S. 4-12 E. 190 feet to an iron pin on the northern side of Lee Road, running thence along the northern side of Lee Road, S. 85-48 W. 1-0 feet to the iron pin, point of beginning.

This is the same property conveyed to Lois H. Kemp and Joe M. Kemp from Leslie and Shaw, Inc. by deed recorded 11/26/58 in Vol. 611, page 203, and subsequently thereto, on March 30, 1961, Joe M. Kemp (SR) died intestate, leaving as his sole heirs and distributees his widow and his son, the grantee and grantor, respectively, as will appear by reference to Apartment 760, File Probate Court for Greenville County.

Lois H. Kemp died 11/12/77, without a will. Her estate was probated in Greenville County Probate Court. Her son, Joseph Kemp, Jr. is listed as her "sole heir at law", reference to this is in Apartment 1493, File 6.

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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 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.