

FEB 9 10 39 AM 1968

BOOK 1083 PAGE 472

MORTGAGE OF REAL ESTATE—Offices of ~~Local~~ Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Kenneth C. McDowell

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Mark Kemper, or assigns,

(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),

with interest thereon from date at the rate of 6½% per centum per annum, said principal and interest to be repaid:

\$29.84 on the first day of each and every month, beginning March 1, 1968, with the last payment to be due and payable February 1, 1974, with interest thereon from date at the rate of six and one-half per cent, per annum, to be computed and paid monthly, until paid in full.

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, near the City of

Greenville, in a subdivision known as Cunningham Acres, and being known and designated as Lot 47 on a plat of Cunningham Acres recorded in Plat Book BBB at page 118, RMC Office for Greenville County and being more particularly described according to survey and plat by Perry B. Wilson, Jr., dated December 28, 1967, as follows:

BEGINNING at an iron pin on the Southern side of Tara Avenue, at the corner of Lot 46 and running thence with said Avenue N. 84-40 W. 101.1 feet to an iron pin; thence around a curve to the left, the chord of which is S. 46-13 W. 37.8 feet to an iron pin on Cunningham Road; thence with said Road, S. 2-54 E. 137.8 feet to an iron pin; thence S. 84-40 E. 106.1 feet to an iron pin in line of Lot 46; thence with the line of said lot, N. 5-20 E. 165 feet to the beginning.

Above is the same conveyed to me by E. F. Cunningham by deed of even date to be recorded herewith and this mortgage is given in order to obtain funds to apply on the purchase price and is a purchase money mortgage. The lien of this mortgage is junior to that of a mortgage given by Kenneth C. McDowell to American Manufacturers Mutual Insurance Company, a New York Corporation, of even date in the sum of \$20,000.00.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

Paid in full Dec. 9, 1969.
Mark Kemper
witness John G. Chero
Larry R. Patterson

SATISFIED AND CANCELLED OF RECORD
16 DAY OF *Dec.* 19*69*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *9:52* O'CLOCK *A* M. NO. *13751*