

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } 88:

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Tony Kelly,

of
Greenville County, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto General Mortgage Co.

, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Ten Thousand and No/100 - - - Dollars (\$ 10,000.00), with interest from date at the rate of five and one-fourth per centum (5-1/4%) per annum until paid, said principal and interest being payable at the office of General Mortgage Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-Five and 30/100 - - - - - Dollars (\$ 55.30). commencing on the first day of October, 19 61, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of September, 19 91.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: near the City of Greenville, on the southeastern side of Avery Street, being known and designated as Lot No. 3 of the property of Wm. R. Timmons, Jr., as shown on a plat thereof being recorded in the R. M. C. office for Greenville County in Plat Book MM, at page 127, and having, according to a more recent survey prepared for Tony Kelly by C. C. Jones, C. E. on the 18th day of July, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Avery Street, joint front corner of Lots Nos. 2 and 3, which point lies S. 61-04 W. 444.6 feet from the point where Avery Street begins its intersection with Nicholas Drive, and running thence with the joint line of Lots 2 and 3, S. 28-56 E. 148.5 feet to an iron pin; thence S. 58-22 W. 90.1 feet to an iron pin, joint rear corner of Lots 3 and 4; thence with the joint line of said lots, N. 28-56 W. 152.7 feet to an iron pin on the southeastern side of Avery Street; thence with said street, N. 61-04 E. 90 feet to the point of beginning.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the