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MORTGAGE OF REAL ESTATE

82-01522
BOOK 910 PAGE 461

WHEREAS I (we) Jane E. Kelly & Martha Edna Kelly
(hereinafter also styled the mortgagor) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto

Albert M. Finley Contracting Co. (hereinafter also styled the mortgagee) in the sum of
\$ 2049.80 payable in 78 equal installments of \$ 24.10 each, commencing on the

8 day of May 19 63 and falling due on the same day of each subsequent month, as in and by the said Note and conditions thereof, reference thereto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

All that tract of land in Greenville County, State of South Carolina on the Northern side of Old Easley Bridge Road near the city of Greenville being shown as Tract 1 and 5 on the plat of property of W. E. Rich made by R. E. Dalton August 1922 containing 14.25 acres and described as follows:

Beginning at an iron post on the north side of Old Easley Bridge Road at the corner of the property now or formerly owned by Floyd and running thence with a line of said property N-3-10-E 1236 ft to an iron pin thence continuing with a line of property now or formerly owned by Mrs. W. T. Rison N-25-20E 800 ft. passing a stake to center of a Branch; thence with th Branch as a line the tranverse of which are S-66-20-E 70 ft and N-86-20-E 100 ft to the corner of the Odd Fellow's Orphanage Property thence with a line of said property S-25-00-E 520 ft to a stone and thence continuing with the line of said property S-23-00-W 571 ft to a pipe at the corner of tract 4; thence with the lines of tract 4, 3, and 2 N-60-10-W 407 ft. to a pipe thence with a line to tract 2 S-0-30-W 1177 ft to a pipe on Easley Building Road, thence with the north side of said lot N 83-15-W 200 ft to the beginning corner less, however, a small Stripe conveyed to Carter Land Division Company by deed recorded in Deed Book 581 page 326. Being the same property conveyed to the grantor by deed recorded in Deed Book 429, page 367.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collectible counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagor, his (their) heirs, successors, or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this 8 day of Dec. 19 62

Signed, sealed and delivered in the presence of Jane E. Kelly (L. S.)

WITNESS Martha Edna Kelly (L. S.)

WITNESS Marion L. Campbell

R-2188 - SOUTH CAROLINA - 7-62

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 5 PAGE 563

SATISFIED AND CANCELLED BY REC'D BY
-Ollie Edna Kelly
R. M. C. FOR GREENVILLE COUNTY S.C.
AUG 27 1963