

GREENVILLE CO. S. C.
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Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES J. KELLEY AND DOROTHY J. KELLEY

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 **Twelve Thousand Three Hundred and no/100**

DOLLARS (\$12,300.00), with interest thereon from date at the rate of **six (6%)** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

March 1, 1983

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 Town of Fountain Inn, County of Greenville, located on the northeastern side of an access road, running parallel to the eastern side of U. S. Highway 276, shown as Lot 15 on plat of Section I, Lakeview Terrace, Property of Frank S. Leake, Sr., and Frank S. Leake, Jr., by C. O. Riddle, dated November 1962, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the joint front corner of Lots 14 and 15, and running thence with the joint line of said lots, N 39-32 E, 185 feet to an iron pin; on the rear line of Lot 11; thence with the rear line of Lots 11 and 10, N 23-16 W, 104.7 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence with the joint line of said lots, S 49-32 W, 216 feet to an iron pin on the northeastern side of the above mentioned road; thence with the side of said road, S 40-28 E, 100 feet to the point of beginning and being the portion of that property conveyed to Frank S. Leake in deed book 461 at page 155, a one-half interest of which was subsequently conveyed to Frank S. Leake, Jr., in deed book 635 at page 294, and the same property conveyed to us by their deed to be recorded of even date herewith.

See plat book CCC, page 167.