

Greenville County

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Roy Kelly of

FILED
GREENVILLE CO. S. C.
JUL 2 11 00 AM 1963
OLLIE BANK
R. M. C.

WHEREAS, I, Roy Kelly

(hereinafter referred to as Mortgagor) is well and truly indebted un to The Pelzer-Williamston

(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

Five hundred sixty-seven and 46/100 - - - - - Dollars (\$ 567.46) due and payable

in monthly installments of \$50.00 each beginning August 1, 1963 and continuing for eleven months with a final installment of \$17.46 due July 1, 1964

with interest thereon from date at the rate of six per centum per annum, to be paid: maturity

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, Oaklawn Township, being a portion of tract No. 2 according to a plat made by J. M. Cox, Surveyor, January 4, 1904 of lands belonging to the estate of Robert Kelly, and having according to said Plat, the following metes and bounds, to wit: BEGINNING at a stone 3XM on the East side of a road formerly known as Cooley Bridge Road and being corner of lands of the Grantor and tract No. 3 formerly owned by Mrs. Ella Kelly, and running thence with line of tract No. 3, S. 88 1/2 E., 22.25 chains to a Hickory 3XM; thence N. 4 E., 10.55 chains to a stone 3 XM, corner of lands of the Grantor and tract No. 1, formerly belonging to Mrs. Mourning Kelly; thence with line of tract No. 1, N. 78 W., 14.60 chains to a stone 3XM; thence still with line of tract No. 1, S. 61 1/2 W., 12.50 chains to a stone 3XM on the east side of the road first hereinafter referred to; thence with the east side of said road, 7.10 chains, more or less, to a stone 3XM beginning corner, and containing approximately 22 acres, more or less.

This being that same piece of land conveyed to Roy Kelly by Hoke Owens in their deed dated August 13, 1947 and recorded in Vol. 339 at page 315 in the clerk of court's office for Greenville County.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.