

FILED
GREENVILLE, CO. S.C.

MORTGAGE

SEP 25 3 46 PM 1963 935 353

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FAY WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CALVIN H. KELLEY of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. DOUGLAS WILSON & 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 SIX HUNDRED FIFTY AND NO/100-----** Dollars (\$ 10,650.00), 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 **C. Douglas Wilson & 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-Eight and 89/100-----** Dollars (\$ 58.89), commencing on the first day of **November**, 1963, 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 **October**, 1993.

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:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the eastern half of Lot 3 as shown on plat of property of W. A. Sanders, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book S, at page 149, and having, according to a recent plat made by R. W. Dalton, September 22, 1963, the following metes and bounds, to-wit:

BEGINNING with an iron pin on the southerly side of Catalina Drive (formerly Arlington Road) at the joint front corner Lots 3 and 4, and running thence S. 17-30 E. 172.5 feet to an iron pin; thence S. 54-58 W. 52 feet to an iron pin; thence N. 17-30 W. 188.7 feet to an iron pin on Catalina Drive; thence along Catalina Drive N. 72-30 E. 50 feet to an iron pin, 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 premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.