

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MAY 8 11 31 AM 1968

BOOK 1092 PAGE 13

MORTGAGE OF REAL ESTATE

CLERK OF COURTS

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James L. McKelvey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Fourteen Thousand - - - - -

Dollars (\$ 14,000.00) due and payable

as follows: \$125.84 on the 10th day of June, 1968 and \$125.84 on the 10th day of each month thereafter until paid in full

with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly

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 and in the Town of Fountain Inn, on the south side of Gulliver Street, containing one (1) acre, more or less, according to a plat and survey made by Lewis C. Godsey, Surveyor, March 27, 1968, and having the following metes and bounds, according to said plat, to-wit: BEGINNING at an old iron pin in the southern edge of Gulliver Street, joint front corner with a 1.3 acres, more or less, lot shown on said plat, lot of Virginia Cook McKelvey, and running thence with the joint line of the said Virginia Cook McKelvey S. 7-00 E. 347.8 feet to an iron pin, old, on line of Allen Chapel land and back joint corner with the 1.3 acres, more or less, lot of the said Virginia Cook McKelvey; thence with the joint line of the said Allen Chapel land S. 83-30 W. 74.6 feet to an iron pin, back corner of Allen Chapel land; thence with the joint line of said Allen Chapel land S. 7-00 E. 74.6 feet to a point in Cannon Street, crossing an iron pin in the northern edge of said Cannon Street 9.3 feet before reaching said point; thence with the said Cannon Street S. 83-30 W. 48.2 feet to a spike in the approximate center of said Cannon Street, joint corner with land of J. G. McKelvey Estate; thence with the joint line of the McKelvey Estate N. 7-00 W. 21.3 feet, crossing an iron pin in the northern edge of said Cannon Street, a total distance of 414.2 feet to an iron pin, old, in the southern edge of said Gulliver Street, joint front corner with the McKelvey Estate property on said Gulliver Street; thence with the southern edge of said Gulliver Street N. 80-15 E. 115.5 feet to the point of beginning, and bounded by said Gulliver Street, a 1.3 acres, more or less, lot of Virginia Cook McKelvey, lands of Allen Chapel, Cannon Street and lands of the J. G. McKelvey Estate.

Being the same lot of land conveyed to the mortgagor by deed of Virginia Cook McKelvey on the 17th day of April, 1968, to be recorded herewith.

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.

SATISFIED AND CANCELLED OF RECORD

27 DAY OF OCT 1967

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 5:00 O'CLOCK P. M. NO 14267

FOR SATISFACTION TO THIS MORTGAGE SEE

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