

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
JUL 24 10 55 AM 1968
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1098 PAGE 305

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, W. W. Kellett, Jr., John R. McAdams, Warren C. Schulze, and I. T. Welling, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. E. Templeton and Martha G. Templeton

(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

Ninety-five Thousand and no/100----- Dollars (\$ 95,000----) due and payable

with interest thereon from date at the rate of 6 1/2 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 being more particularly described in the following deeds recorded in the RMC Office for Greenville County, South Carolina:

- (1) Deed Book 806 at Page 593 from the McAllister Corporation to the Mortgagors herein, and
- (2) Deed Book 826 at Page 78 from C. Dan Joyner and Dayton Poole to the Mortgagors herein.

Less, however, that portion described in Deed 825 at Page 613 from the Mortgagors herein to C. Dan Joyner and Dayton Poole.

Subject, however, to all of the restrictions, rights, and limitations outlined in said deeds.

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.

FOR SATISFACTION IN THIS MORTGAGE SEE

SATISFACTION PAGE 72 PAGE 1952

SATISFIED AND CANCELLED OF RECORD
19 DAY OF Jan 19 91
Bernie J. Sanderson
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 443 O'CLOCK P. M. NO. 22862