

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1156 PAGE 85

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 25 1970
Ms. worth

WHEREAS, Margaret C. & Ruth A. Kellott 100 Taylor Drive Fountain Inn, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North Street Greenville, 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 One thousand seven hundred twenty eight dollars and no/100.....Dollars (\$ 1728.00) due and payable

Thirty six monthly installments of Forty eight dollars (36x48.00)

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

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 BEGINNING at a point being the back corner of Sara M. Layton Lot and on a ten foot alley, and running thence with the back line of the said Layton Lot S. 57-45 W 70 feet to back corner of Gault Lot formerly Charles Cox, thence in a southeasterly direction 165 feet to a point on the northwestern side of a 12" alley corner with a lot recently purchased by J. Austin Gault and Wade P. Gault (Book 679, P276) thence with the northwestern edge of said 12' alley N 32-45 W 75 feet more or less to a point joint corner with other land of the Grantor, thence with the joint line of other land of grantor N 32-15 W 132 feet, more or less, to the point of beginning and bounded by lot of Sara M. Layton a 10' alley, lots of Gault a 12' alley, lands of T. H. Taylor across said alley and other lands of the Grantor.

Together with all and singular rights, members, hereditaments, 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.