

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.

JUL 26 10 21 AM '77

OLLIE FARNSWORTH
B. M. C.
PENELOPE JANE CANSLER

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

GEORGE E. KELLETT and EVELYN K.

TURNER

(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 FIFTY and no/100-----Dollars (\$ 1,750.00) due and payable

in 60 equal monthly payments of \$34.67 with payments commencing 30 days from the date hereof. All payments to be first applied to interest and the balance to principal,

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 piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being on the Eastern side of Claremore Avenue in the City of Greenville, South Carolina, being shown and designated as Lot No. 20 on a plat of Block I of Section 5 of East Highland Estates, dated February 1941, prepared by Dalton & Neves, Engineers, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K, Pages 78, 79 and 80, and having according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the Eastern side of Claremore Avenue, at the joint front corner of Lots Nos. 20 and 21, thence with the common line of said lots, N. 82-47 E., 168.9 feet to an iron pin on the Western edge of a 10 foot strip reserved for utilities; thence S. 7-23 E., 75 feet to an iron pin on the Northern side of Fairview Avenue; thence along the Northern side of said Avenue, S. 82-47 W., 143 feet to an iron pin; thence with the curve of Fairview Avenue, the chord of which is N. 52-35 W., 35.7 feet to an iron pin on the Eastern edge of Claremore Avenue; thence along said Avenue, N. 7-56 W., 50 feet to an iron pin, the beginning corner.

This mortgage is junior to a certain mortgage of even date given to Fidelity Federal Savings & Loan Association in the amount of \$11,800.00 that is to be recorded herewith.

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.