

FILED
GREENVILLE CO. S. C.

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BOOK 1214 PAGE 165

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: we, Lewis O. Kelly and

Loretta Bruce Kelly

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

-- -- -FOUR THOUSAND AND NO/100-- -- -

DOLLARS (\$4,000.00-- -- -), with interest thereon from date at the rate of-- -- -eight (8)-- -- -

per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Oneal Township, lying on the north side of Taylor Road and about two miles northwest of the City of Greer, (the Taylor Road leading from Memorial Drive Ext. to the Taylor Peach Packing Plant), being shown on a plat made for Lewis O. and Loretta B. Kelly by John A. Simmons, Surveyor, dated February 2, 1968, and recorded in Plat Book SSS at Page 36, and having the following courses and distances:

BEGINNING on a nail in the center of said road (iron pin on north bank at 25 feet from true corner), and runs thence with line of property reserved by Margaret B. Bruce, N. 2-46 W. 125 feet to an iron pin; thence S. 83-06 W. 90.4 feet to an iron pin; thence S. 2-51 E. 125 feet, more or less, to a nail in the center of said road (iron pin back on line at 25 feet); thence along and with the center of said road, N. 81-09 E. 90.5 feet to the beginning, containing 26/100 of an acre, more or less.

ALSO, all of that other lot of land located on the south side of the Taylor Road, lying 217.2 feet, S. 74-16 W. from the above described lot, and being shown on the above mentioned plat, having the following courses and distances:

BEGINNING at a nail in the center of said road, corner with the Eugene Barnett lot (iron pin on south bank of road at 29 feet from true corner), and runs thence along the center of said road, N. 83-42 E. 100 feet to a nail and N. 73-54 E. 85 feet to a nail in center of said road (iron pin on south bank of road at 25 feet); thence S. 15-28 E. 211.3 feet to an iron pin; thence S. 74-47 W. 190 feet to a stone (an old corner); thence with the Barnett line, N. 13-58 W. 225 feet to the beginning corner, containing 92/100 of an acre, more or less.

The above described properties constitutes a portion of the real estate devised under the Will of the Late Herman J. Bruce (see Will on file in the Probate Court for Greenville County).

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 any other equipment or 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.