

REGULATION NO. 22  
COMPLIED WITH  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1272 PAGE 591

3 55 PM '73  
DORRIS S. PALMERLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM W. KELLETT, III., and LYDIA W. KELLETT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto BROOKS R. PRINCE and DORIS C. Prince,

(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

Twenty-Five Thousand & No/100----- Dollars (\$ 25,000.00 ) due and payable on November 1, 1973,

with interest thereon from June 1, 1973 at the rate of 8% per centum per annum, to be paid: Nov. 1, 1973

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, situate on the Eastern side of Parkins Lake Road in the City of Greenville, and being shown as a tract containing 7.96 acres on a plat of the property of Brooks R. Prince and Doris C. Prince dated March, 1969, prepared by Dalton & Neves, Engineers, recorded in Plat Book UUU at page 71 A, RMC Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Parkins Lake Road, which iron pin is 1,168.8 feet from the intersection of Parkins Lake Road and East Parkins Mill Road and running thence with the Eastern side of Parkins Lake Road, S. 1-15 E. 143.9 feet to an iron pin; thence still with said road, S. 15-15 W. 137.7 feet to an iron pin at the corner of tract No. 8; thence with tract No. 8, S. 76-40 E. 424 feet to an iron pin; thence S. 56-09 E. 46.6 feet to an iron pin; thence N. 30-11 E. 698.6 feet to an iron pin at the corner of tract No. 2; thence with tract No. 2, N. 34-45 W. 243.8 feet to an iron pin in the line of tract No. 4; thence with tract No. 4, S. 57-23 W. 747.4 feet to the point of beginning.

This conveyance is subject to a 75 foot Duke Power Company right of way and is also conveyed subject to all other easements, restrictions and rights of way of record affecting said property.

This is a second mortgage.

Together with all and singular rights, members, hereditments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 whatsoever lawfully claiming the same or any part thereof.