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MORTGAGE OF REAL ESTATE

BOOK 1274 PAGE 76

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

APR 23 12 34 PM '73
DORRIS S. WALKER
R.H.C.

To All Whom These Presents May Concern:

We, Lamar Kelly and Jeanette M. Kelly

SEND GREETING:

WHEREAS, we the said Lamar Kelly and Jeanette M. Kelly in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Fourteen Thousand Five Hundred and No/100 - (\$ 14,500.00) Dollars, with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Twenty One and 30/100

(\$121.30) Dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Lamar Kelly and Jeanette M. Kelly, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor-s. in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township located on the Western side of Cannon Road and being the northern part of property shown on plat made for David Joe Ross by S. D. Atkins and W. N. Willis, recorded in plat book SSS page 472 and being shown on more recent plat made by S. D. Atkins and W. N. Willis, dated April 23, 1973 and having the following metes and bounds, to wit:

Beginning at old iron pin on the western side of said road at corner of property now or formerly of Ray and running thence N. 84-11 W., 260 feet; thence S. 15-09 W., 134 feet to new corner; thence S. 73-00 E., 262 feet to the western side of said road; thence with said road N. 16-55 E., 183 feet to the beginning corner and containing .95acre more or less.

This is a part of the same conveyed to David Joe Ross by deed recorded in deed book 692 page 521, Greenville County R. M. C. Office.

This is the same conveyed to us by David Joe Ross by deed dated April 26 , 1973 to be recorded in the R. M. C. Office for Greenville County.