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GREENVILLE CO. S. C.

SEP 7 9 16 AM '98

BOOK 1274 PAGE 706

DONNA S. JACKERLEY
R.M.C.

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

.....
Elvin R. Kelley and Mary Ellen M. Kelley

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

WHEPEAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Twenty-Seven Thousand, Six Hundred and 00/100-----

DOLLARS (\$ 27,600.00.....), with interest thereon from date at the rate of Seven & Three-Quarters per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

.....
September 1, 1998

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, on the Western side of Billy Garrett Road, near the City of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot 6 on a Plat of Property of Chester W. Johnston, recorded in Plat Book NNN, Page 49, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Billy Garrett Road, joint front corner of Lots 5 and 6 and running thence along the Western side of Billy Garrett Road, S. 61-46 E., 140 ft. to an iron pin; thence continuing S. 36-50 E., 84.6 ft. to an iron pin; thence continuing S. 0-56 W., 100 ft. to an iron pin; thence continuing with the Road, S. 10-26 W., 166.4 ft. to an iron pin at the joint corner of lots 6 and 7; thence with the joint line of Lots 6 and 7, N. 80-12 W., 354.2 ft. to an iron pin, joint rear corner of Lots 5 and 6; thence with the line of Lots 5 and 6, N. 17-24 E., 410.2 ft. to an iron pin on the Western side of Billy Garrett Road at the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 841, Page 226.