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GREENVILLE CO. S. C.

BOOK 1282 PAGE 751

JUN 27 4 45 PM '73

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Broadus S. Coleman, Vernon R. Cooper, Harold L. Cooper
and Paul H. Bentley

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

(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 Sixteen thousand dollars and 00/100----- Dollars (\$ 16,000.00) due and payable

Eight Thousand Dollars and 00/100 (\$8,000.00) due and payable on
January 15, 1974 and Eight Thousand Dollars and 00/100 (\$8,000.00)
due and payable on January 15, 1975.

with interest thereon from date at the rate of Seven per centum per annum, to be paid: on same date as principal.

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, in the Town of Fountain Inn, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of the sidewalk of Jones Street at corner with property now or formerly of Mrs. Lou Mae Kellett Gilstrap and running thence with said Gilstrap property, N. 38 W., 316.80 feet to an iron pin in ditch; thence S. 52-50 W., 429 feet to an iron pin on Mill Street (Woodside Avenue); thence S. 38 E., 839.52 feet to a stone; thence N. 53 E. 290.40 feet to an iron pin; thence N. 37-50 W., 529.32 feet to an iron pin in Jones Street; thence N. 50-25 E., 132 feet to the beginning corner. Containing 6.75 acres, more or less.

LESS, HOWEVER: An 1.815 Acre, more or less, conveyed to the South Carolina Regional Housing Authority. Said Deed recorded in Book 471, Page 172.

This is the same property conveyed to the Mortgagors by deeds of John Newton Kellett and the Peoples National Bank as Trustees of the S. J. Kellett Estate to be recorded at even date 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.