

Oct 23 10 05 AM '73

DONNIE S. TANKERSLEY R.M.C. MORTGAGE

BOOK 1293 PAGE 589

THIS MORTGAGE is made this 20 day of October, 1973,  
between the Mortgagor, Ralph W. Kay and Ralph C. Price, d/b/a Poole Feed  
Co. (herein "Borrower"),  
and the Mortgagee, Security Federal Savings & Loan Association, a corporation  
organized and existing under the laws of South Carolina, whose address  
is East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand Eight  
Hundred and No/100ths-Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on October 10, 1983

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest  
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to  
protect the security of this Mortgage, and the performance of the covenants and agreements of  
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,  
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),  
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns  
the following described property located in the County of Greenville, State of  
South Carolina:

All that certain piece, parcel or lot of land situate, lying and being on  
the west side of River Street in the City of Greenville, County of  
Greenville, State of South Carolina and having, according to a plat  
thereof prepared by R. E. Dalton, Engineer, August 8, 1934, recorded in  
the RMC Office for Greenville County, S. C. in Plat Book H at Page 268,  
the following metes and bounds, to-wit:

BEGINNING at a point on the west side of River Street, which said point is  
eight feet north of the center line of a track of the C & WC Railroad siding  
and running thence in a northeasterly direction along the west side of River  
Street 16 feet to an iron pin in line of the western side of a 30 foot street  
(Cox Street); thence at an angle of 47 degrees 22 minutes with the west  
side of River Street and along the west side of Cox Street, N. 19-47 W.  
112.5 feet to the edge of the right of way of Southern Railway siding; thence  
in a westerly direction along the right of way of said Southern Railway  
siding and parallel with and 12.5 feet from the center line of the track  
of said Southern Railway siding to a point on the southeastern side of  
the right of way of Academy Street; thence with the southeastern side of  
the right of way of Academy Street, 17 feet more or less to the northern  
edge of the right of way for C & WC Railroad siding; thence in an easterly  
direction along the right of way of the said C & WC Railroad siding parallel  
with and 8 feet from the center of the track of the said C & WC Railroad  
siding to the point of beginning.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with  
all the improvements now or hereafter erected on the property, and all easements, rights, appur-  
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water  
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements  
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this  
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the  
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that  
Borrower will warrant and defend generally the title to the Property against all claims and demands,  
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.

RECORDED

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