

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: George J. Kilbourne and Connie Kilbourne

Greenville County, hereinafter called the Mortgagor, is indebted to
Molton, Allen & Williams, Inc.

, a corporation
, hereinafter
organized and existing under the laws of
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of Thirteen Thousand Two Hundred and
00/100 ----- Dollars (\$ 13,200.00), with interest from date at the rate of
nine per centum (9 %) per annum until paid, said principal and interest being payable
at the office of Molton, Allen & Williams, Inc.
in Birmingham, Alabama, or at such other place as the holder of the note may
designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Hundred Six
and 26/100 ----- Dollars (\$ 106.26 ----), commencing on the first day of
January, 1955, and continuing on the first day of each month thereafter until the principal and
interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and
payable on the first day of December, 2004.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does
grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described
property situated in the county of Greenville
State of South Carolina;

All that lot of land situate on both sides of Old Kelly Mill Road in Bates
Township, Greenville County, S. C. being shown as a tract containing 6.8
acres on a plat of the property of George & Connie Kilbourne, dated August
20, 1974, prepared by Terry T. Dill, recorded in Plat Book 5 I, at Page
132, in the R.M.C. Office for Greenville County and having according to said
plat, the following metes and bounds, towit:

BEGINNING at a hickory 3X and running thence S. 66-37 E. 300 feet to an
iron pin on a branch; thence with said branch, the center line of the branch
being the property line, the following courses and distances: S. 03-35 E.
122 feet, S. 21-52 E. 204 feet, S. 13-46 W. 80 feet, S. 35-08 W. 150 feet,
S. 79-40 W. 73 feet, S. 44-40 W. 160 feet, S. 08-07 W. 45 feet, S. 14-33 E.
280 feet, S. 15-33 E. 400 feet to an ironpin at the intersection of said
branch with a creek; thence with said creek N. 42-50 W. 182 feet to an
iron pin at the corner of property now or formerly belonging to Cora Mae
Surett; thence with the Surett property N. 17-41 W. 739 feet to a white oak
XM; thence still with the Surett property and crossing Old Kelly Mill Road
N. 10-00 E. 627 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Roy A.
Lockaby to be recorded herewith.

The above described property is conveyed subject to all restrictions,
easements or rights-of-way existing or of record which affect the title
to the above described property.

Should the Veterans Administration fail or refuse to issue its guaranty in
full amount within sixty days from the date this loan would normally become *
Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances
to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that
the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all
fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto
the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty
and are a portion of the security for the indebtedness herein mentioned;
eligible for such guaranty committed upon by the Veterans Administration under
the provisions of the Servicemen's Readjustment Act of 1944 as amended, the
holder may declare the indebtedness hereby secured at once due and payable
and may foreclose immediately or may exercise any other rights hereunder
or take any other proper action as by law provided.

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