

MORTGAGE OF REAL ESTATE- ~~ASSIGNOR: DONNIE S. TANKERSLEY, GREENVILLE, S.C.~~

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE FILED  
JUN 6 2 40 PM '75  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
ALL WHOM THESE PRESENTS MAY CONCERN:

1341 151

WHEREAS, MILFORD D. KELLY

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 THOUSAND AND NO/100----- Dollars (\$ 20,000.00 ) due and payable

on or before six (6) months from date

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: at maturity.

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, as shown on a plat of the property of Milford D. Kelly, dated April, 1975, prepared by C. O. Riddle, Reg. L. S. No. 1347, and recorded in the records of the R.M.C. Office for Greenville County, S. C., in Plat Book 5-L, at Page 39, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in the center line of S. C. Highway 417 (Old Laurens Road), at a point approximately 1,300 feet from the intersection of S. C. Highway 417 and S. C. Highway 48; thence S. 27-31 W. 37.5 feet, more or less, to an iron pin at the edge of said road; thence continuing S. 27-31 W. 138 feet to an iron pin; thence S. 45-08 W. 472 feet to an iron pin; thence N. 39-24 W. 1,065.1 feet to an iron pin; thence N. 39-56 W. 182.5 feet to an iron pin; thence N. 44-48 E. 56.9 feet to an iron pin; thence continuing in a straight line N. 44-48 E. to the center line of S. C. Highway 417 and the intersection of S. C. Highway 48; thence S. 62 E. approximately 1,300 feet along the center line of S. C. Highway 417 (Old Laurens Road) to the point of beginning.

5, 8.00



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.