

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **RANDALL MASSENGALE AND MARY ELIZABETH MASSENGALE**

hereinafter referred to as Mortgagor) is well and truly indebted to **CALVIN KELLETT AND MARY C. KELLETT**

hereinafter referred to as Mortgagee, as evidenced by the Mortgage being duly recorded in the public records of this State, the terms of which are as expressed herein to wit, to wit: **TWENTY FIVE THOUSAND AND NO/100THS-----**

----- Dollars \$25,000.00 due and payable

on demand

with interest thereon from date at the rate of **7 3/4** per centum per annum to be paid annually on the unpaid balance

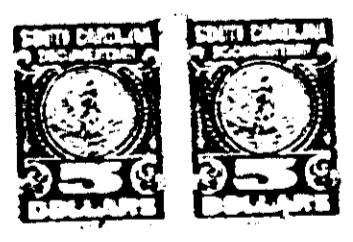
WHEREAS, the Mortgagee has not after having called to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance, repairs, or for any other purposes.

NOW, KNOW ALL MEN, That the Mortgagee, in order to secure the payment thereof, and of any other and further advances which the Mortgagee may hereafter make to or for his account by the Mortgagee, and also in order to secure the further sum of **Twenty Five Thousand and No/100ths** Dollars, to the Mortgagee, in hand well and truly paid in the Mortgagee at and before the sealing and delivery of these presents, the same premises as hereinafter described, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

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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, being near the Village of Fork Shoals, Fairview Township, containing 42.40 acres, more or less, according to a plat and title property of Adger E. Coker and according to said plat, having the following metes and bounds, to-wit: BEGINNING at an iron pin at the crossroads of two country roads S. 17-80 W. 1298 feet to an iron pin; thence S. 22-48 W. 119.8 feet; thence S. 17-18 W. 292.2 feet; thence S. 38-28 W. 136.8 feet to an iron pin; thence N. 6-29 W. 385 feet to an iron pin; thence S. 65-30 W. 640 feet to a stone; thence N. 30-45 W. 800 feet; thence running with a branch N. 65-30 E. 332 feet; thence in a northeasterly direction 778.80 feet more or less, thence N. 31-0 E. 581 feet to an iron pin; thence S. 63-30 E. 938 feet to the beginning corner.**

**ALSO:** ALL that certain piece, parcel or lot of land containing 12.47 acres as shown on plat entitled "Property of Calvin and Mary Kellett", dated June 12, 1975, prepared by T. H. Walker, Jr., and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of Fountain Inn Road and running thence with the line of property now or formerly of Elizabeth & Adger E. Coker S. 61-30 E. 374 feet to an iron pin; thence N. 29-17 E. 175 feet to a nail and cap in the center of Terry Shop Road; thence with the center of Terry Shop Road as the line S. 61-30 E. 558 feet to an iron pin; thence S. 30-01 W. 579.1 feet to an iron pin; thence S. 13-16 W. 739.4 feet, more or less, to a stone; thence S. 64-45 W. 237.6 feet to an old iron pin in the line of property now or formerly of Harvey; thence with Harvey line N. 13-00 E. 1071.8 feet to an old iron pin; thence N. 62-24 W. 690.5 feet to an iron pin in the center of Fountain Inn Road; thence continuing with Fountain Inn Road N. 29-17 E. 287 feet to the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way, method or operation, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and heating fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, his heirs, successors and assigns, from and against the Mortgagee and all persons who may lawfully claim the same or any part thereof.

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