

STATE OF SOUTH CAROLINA

SEP 12 4 54 PM '75

COUNTY OF GREENVILLE JENNIE S. TANNER BLEY MORTGAGE OF REAL ESTATE
R. H. G.

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, GARY K. KLEISTER AND VIRGINIA ANN KLEISTER,

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

THE PALMETTO BANK

(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

--Six Thousand Two Hundred Six and 04/100-- Dollars (\$ 6,206.04) due and payable

in thirty-six (36) months at One Hundred Seventy Two and 39/100 (\$172.39) Dollars per month beginning October 10, 1975

with interest thereon from date at the rate of 12.88% per centum per annum, to be paid interest prepaid.

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 being shown and designated as Lot 30 and a portion of 29 on plat entitled Inn Village, prepared by W. N. Willis, Engineer, dated February 25, 1960, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the edge of Inn Circle, said point being the joint front corner of Lots 30 and 31, and running thence N. 37-00 W. 150 feet to a point, said point being the joint rear corner with Lot 31; thence along the joint property line of Lot No. 40, S. 53 W. 100 feet to a point, said point being the joint rear corner with Lots 29, 40 and 41; thence along the joint property line of Lot 41, S. 53 W. 70 feet to a point; thence S. 37-00 E. 150 feet to a point in the edge of Inn Circle; thence along the edge of Inn Circle N. 53-00 E. 70 feet to a point, said point being the joint front corner with Lots 29 and 30 and thence continuing along the edge of Inn Circle N. 53-00 W. 100 feet to the point of beginning.



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.

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