

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

REC 22 3 45 PM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, P. WALKER GARRISON & C. R. WIKE

(hereinafter referred to as Mortgagor) is well and truly indebted unto GORDON D. KELLEY

(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

SIXTY TWO THOUSAND FIVE HUNDRED ----- Dollars (\$ 62,500.00 due and payable

\$597.29 on the 20th day of January, 1977, and a like amount on the 20th day of each and every month thereafter until the entire principal sum is paid in full; said installments to be applied first in payment of interest and balance to principal

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly

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, the Mortgagee's heirs, 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, within the corporate limits of the City of Greenville, and having according to survey by Dalton & Neves, Engineers, the following metes and bounds, to-wit:

Beginning at a point on the northern side of Dupont Drive at the joint front corner of the property herein being conveyed and property now owned by the City of Greenville, and running thence with the northern side of Dupont Drive, N. 67-48 W. 173.7 feet to a point at the joint corner of the property herein being conveyed and property now owned by McCurley; thence N. 22-32 E. 146 feet to a point in a branch at the rear corner of the lot herein being conveyed; thence with said branch as a line, the traverse of which is S. 86-13 E. 107.4 feet to a point on said branch at the joint rear corner of the property herein being conveyed and property now owned by the City of Greenville; thence due South 194 feet to a point on the northern side of Dupont Drive at the point of beginning.

This is the same property conveyed to mortgagors by Gordon D. Kelley by deed of even date herewith to be recorded.

DOCUMENTARY
STAMP
\$ 25.00

GORDON D. KELLEY
328 Dupont Drive
Greenville, S. C. 29607

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 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 is 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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