

FILED
GREENVILLE CO. S. C.

BOOK 1421 PAGE 72

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 13 12 27 PM '78
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARY S. CELY

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto ALFARATA CALHOUN DOWNS

(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 THREE THOUSAND AND NO/100

----- DOLLARS (\$ 3,000.00),

with interest thereon from date at the rate of EIGHT per centum per annum, said principal and interest to be repaid: at the rate of Five Hundred (\$500.00) Dollars on December 31, 1978 and Five Hundred Dollars (\$500.00) on the 31st day of December each year thereafter until paid in full. It is further understood and agreed that the mortgagee shall have the right to require the mortgagor to pay off the entire balance upon giving sixty (60) days written notice to the mortgagor to pay same.

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, City of Greenville, being shown and designated as Part of Lot No. 6 on Plat of Alfarata Calhoun Property by W. J. Riddle, dated November 1938 and having, according to a survey for Charles H. Cely, prepared by C. O. Riddle, RLS, dated November 28, 1977, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Melville Avenue at the joint front corner of Lots No. 6 and 7 and running thence with the line of Lot No. 7, N. 72-01-30 W., 267.4 feet to an iron pin; thence N. 25-58-30 E., 34 feet to an iron pin; thence through Lot No. 6, S. 71-52-44 E., 262.56 feet to an iron pin on Melville Avenue; thence with said Melville Avenue, S. 17-47 W., 33 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by Deed of the Mortgagee, dated 1/6/78 and recorded in the RMC Office for Greenville County on 1/16/78 in Deed Book 1071 at page 950.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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