

Rt. 3, Williams Road  
Taylors, S. C. 29687

BOOK 1448 PAGE 992

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

NOV 1 3 30 PM '78  
JIMMIE S. TANNERLEY  
R.M.C.

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

WHEREAS, MORRIS KELLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES I. PERRY

(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 ) due and payable

upon the terms enumerated in a Promissory Note executed even date herewith.

~~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:~~

~~at this date~~

~~and the Mortgagor hereby acknowledges the receipt of the 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:~~

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, situate, lying and being on the Southeasterly side of Williams Road (formerly Lick Creek Road), in Chick Springs Township, containing 1.64 acres, more or less, and being shown as the property of Morris Kelley, on a plat thereof, made by Kermit T. Gould & Associates, Surveyors, dated October 13, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-11, at Page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin 114.3 feet from the joint corner of the property of James I. Perry and Morris Kelley, on the Southeasterly side of Williams Road and running thence N 86-35 E 99.6 feet to an iron pin near a fifteen (15) inch oak tree; thence running N 73-13 E 85.3 feet to an iron pin; thence running N 65-34 E 267.0 feet to an iron pin; thence running S 46-16 E 107.1 feet to an iron pin at a fifteen (15) inch pine; thence running S 15-11 E 112.25 feet to an iron pin near a twelve (12) inch pine; thence running S 3-43 W 90.3 feet to an iron pin at the corner of the property of James I. Perry and Morris Kelley; thence running N 78-29 W along the ditch line 411.9 feet to an iron pin; thence running S 80-21 W 54.8 feet to an iron pin; thence running N 49-11 W 89.24 feet to the point of the BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed of James I. Perry, dated October 27, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, on even date herewith.

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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 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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