

MORTGAGE OF REAL ESTATE

Mortgagee's mailing address 930 Augusta Rd., Greenville, S. C.

175 / 200

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
9 3 35 PM '76
CONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Milford D. Kelly

hereinafter referred to as Mortgagee) is well and truly indebted unto First Piedmont Corporation

hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of Twenty Eight Thousand and 00/100

Dollars \$ 28,000.00 due and payable

according to the terms of the Note of even date

with interest thereon from at the rate of per centum per annum to be paid.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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

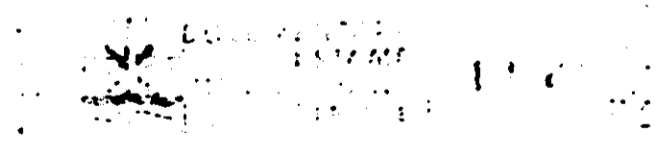
ALL that certain piece, parcel or lot of land with all improvements thereon, hereafter described therein, situate, lying and being in the State of South Carolina, County of Greenville

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of Milford D. Kelly" prepared by C. O. Riddle, Surveyor, dated June 30, 1976, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Laurens Road, S. C. 417, at the corner of property of Church of God; running thence with the southwestern side of said Laurens Road, S. C. 417, N. 62-28 W. 200 feet to an iron pin at the corner of property heretofore conveyed to Mauldin Auto Parts Company, Inc.; running thence with the line of said property S. 27-32 W. 200 feet to an iron pin in the line of other property of Milford D. Kelly; running thence S. 62-28 E. 100 feet to an iron pin; running thence S. 51-13 E. 77.08 feet to an iron pin in the line of property of Church of God; running thence with the line of said property N. 45-08 E. 80.8 feet to an iron pin; running thence N. 27-31 E. 136 feet more or less to the point of beginning.

Being a portion of the property conveyed to Milford D. Kelly by Kathleen G. Dickson by deed recorded June 5, 1977 in the RMC Office for Greenville County in Deed Volume 1019, at Page 495.

REC'D - FF 676 842



Together with all and singular rights, incidents, 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

UNTO 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 hereabove 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 forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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