

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
OCT 21 2 13 PM '80
JOHN S. LANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1521 PAGE 915

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Catherine E. Fayssoux and Helen Carlbert

(hereinafter referred to as Mortgagor) is well and truly indebted unto Russell J. 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 Fifteen Thousand and No/100-----

Dollars (\$ 15,000.00) due and payable

in equal consecutive monthly installments each in the amount of One Hundred Seventy and 49/100 (\$170.49) Dollars beginning November 1, 1980, and shall continue in a like amount each and every month thereafter until paid in full,

with interest thereon from date at the rate of eleven(11) 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, in the City of Greenville, on the eastern side of Druid Street and being known and designated as Lots Nos. 16 and 15, and the northern one-half of Lot No. 14 of Block "E" on Stone Estates, as shown on plat recorded in the RMC Office for Greenville County, S. C. in Plat Book "C" at Page 292, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Druid Street, which iron pin is joint corner of Lots 16 and 17, and which point is 350 feet from the southeastern corner of the intersection of Druid Street and Rutherford Road, and running thence along the eastern side of Druid Street, S. 11-22 W. 62.5 feet to an iron pin in the front line of Lot 14, and running thence S. 78-38 E. 160 feet to an iron pin; thence N. 11-22 E. 62.5 feet to an iron pin; thence N. 78-38 W. 160 feet to an iron pin, to the point of beginning.

This being the same property acquired by the mortgagors herein by deed of Russell J. Kelley of even date and to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: 8 Buxton Court
Greenville, S. C. 29611

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
08.00

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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