

MORTGAGE OF REAL ESTATE -

S. C.

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Tryon, N. C. 28782

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PH '81

MORTGAGE OF REAL ESTATE

RSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, JAMES D. KELLETT, d/b/a The Dardan Company

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE NORTHWESTERN BANK

(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-FIVE THOUSAND and no/100-----

-----Dollars (\$ 65,000.00) due and payable

six (6) months from date,

with interest thereon from date at the rate of prime + 1 per centum per annum, to be paid: at maturity

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:

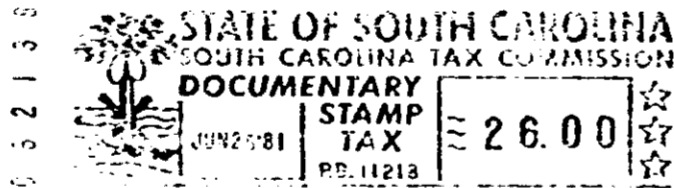
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, within the corporate limits of the City of Mauldin, and being located 310.7 feet, more or less, South of Miller Road as shown on a Plat prepared for Dardan on June 9, 1980, by Carolina Surveying Co., containing .12 acres, more or less, and being more particularly described as follows:

BEGINNING at an iron pin at the Northwestern corner of this tract and running thence along other property of the Mortgagor N. 75-48 E. 68.55 feet; thence turning and running along the line of Mt. Calvary Baptist Church property S. 12-56 E. 80 feet; thence turning and running along property of Rowe S. 76-05 W. 66.3 feet; thence turning and running along property of Moore N. 23-04 W. 80 feet to the point of beginning.

The above described property is a portion of the same property conveyed to James D. Kellett, d/b/a The Dardan Company by deed of The Dardan Company, a partnership, dated June 26, 1980, and recorded in the RMC Office for Greenville County, South Carolina on June 27, 1980, in Deed Book 1128, Page 337.

ALSO: An easement for ingress and egress over and along a strip 24 feet in width running N. 23-04 W. along the Western portion of Mortgagor's property from the tract herein described to Miller Road.



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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 such 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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