

Route 2 - Box 88
Simpsonville, S.C. 29681

ECO 1556 PAGE 425

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C.

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

OCT 28 3 29 PM '81

WHEREAS, JEFFREY CAPARELLI BANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto MICHAEL CALVIN KELLETT

(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 TWENTY THOUSAND AND NO/100-----

-----Dollars (\$ 20,000.00) due and payable
In Sixty (60) equal monthly installments of Four Hundred Eighty-Six and 36/100 (\$486.36) Dollars with the first installment due November 2, 1981 and monthly thereafter on the 21st day of each month until paid in full.

with interest thereon from October 27, 1981 at the rate of 16% per centum per annum, to be paid: AS SET
OUT ABOVE.

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

ALL that piece, parcel or lot of land, situate, lying and being on the southern side of South Carolina Highway No. 418, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown as The Property of Jeffrey Caparell on a plat prepared by Richard D. Wooten, Jr., dated February 23, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6N, at Page 43. Said lot having such metes and bounds as shown thereon.

Derivation: Deed Book 1074, Page 193 - Henry W. Henderson - 2/24/78

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
OCT 28 1981
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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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