

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.  
MAR 10 1 32 PM '89

MORTGAGE OF REAL ESTATE

1597 478

DONNIE S. TANNERSLEY  
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STARR J. KELLETT AND B. WARD KELLETT

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

The Community Bank  
P. O. Box 155  
Simpsonville, S. C. 29681

(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 Seventeen Thousand Eight Hundred Seventy-Eight and 80/100 NET LOAN: \$12,500.00 Dollars (\$ 17,878.80 ) due and payable

As per note executed this date or any future modifications, extensions or renewals thereof.

with interest thereon from date at the rate of per note per centum per annum, to be paid per note

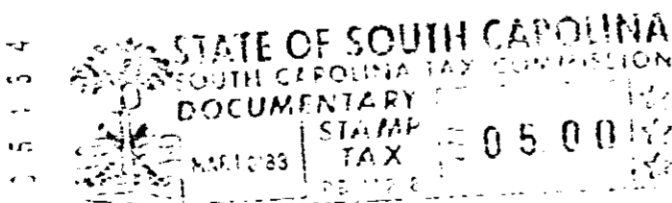
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and in the Town of Fountain Inn, on the South side of Trade Street, formerly Depot Street, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Trade Street and west side of an alley, now known as McKnight Street and running thence along the west side of said McKnight Street or alley S. 37 1/4 E., 100 feet to an iron pin, joint corner with lot now or formerly of Mrs. E. Rouss McKnight Thomas on said street or alley; thence with the joint line of the said Mrs. Thomas S. 52 3/4 W., 36 feet to an iron pin on the Mrs. Thomas line, joint corner with the lot, now or formerly, of Romnuf Corporation; thence with the joint of lot of Romnuf Corporation N. 37 1/4 W., 50 feet to an iron pin; however, it being understood that Romnuf Corporation has reserved an one-half undivided interest in and to the brick wall, western wall of the mercantile building on this line, a distance of 50 feet, corner of property of Romnuf Corporation; thence along joint line with lot of Romnuf Corporation S. 52 3/4 W., 20 feet to an iron pin, corner with lot of Romnuf Corporation; thence along joint line with lot of Romnuf Corporation N. 37 1/4 W., 50 feet to an iron pin on the south side of said Trade Street; thence along the south side of said Trade Street N. 52 3/4 E., 56 feet to an iron pin, the point of beginning and bounded by Trade Street, Lot of E. Rouss McKnight Thomas and property of J. P. Kellett, Jr.

This being the same property conveyed to the Mortgagors herein by deed of Rebecca K. Jones et al recorded on July 12, 1979 in Deed Book 1106 at Page 588 in the RMC Office for Greenville County.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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