

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S.C.

2 17 PM '79

MORTGAGE OF REAL ESTATE

14 15 1979

DEAN W. WERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID L. KING AND SANDRA H. KING

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY FRANCIS 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 Four Thousand and No/100-----  
-----Dollars (\$4,000.00) due and payable

Two Thousand (\$2,000.00) Dollars to be paid one year from date and the remaining balance to be paid two years from date

with interest thereon from date at the rate of ten(10%) per centum per annum, to be paid: with each installment

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, containing 2.85 acres, more or less, shown as Tract No. 7 on a plat of E.P. Holcombe Property prepared by C.O. Riddle, RLS, in May, 1966, and recorded in the RMC Office for Greenville County in Plat Book 000 at Page 63, and having the following courses and distances:

BEGINNING at a point in the center of Holcombe Road at the corner of Tract No. 8 located 389.1 feet north of the center of West Georgia Road, and running thence N. 19-23 W., 236.25 feet to a point at the corner of Tract No. 6; thence along the line of said tract S. 74-07 W., 355.8 feet to an iron pin at the corner of Tract Nos. 10 and 11; thence along the line of Tract No. 10 S. 7-52 E., 412.5 feet to an iron pin at the corner of Tract Nos. 8 and 9; thence along the line of Tract No. 8 N. 52-19 E., 461 feet to the point of beginning.

This is the same property conveyed to the above named mortgagors by deed of Don G. Nichols recorded in the RMC Office for Greenville County in Deed Book 1035 at Page 795 on May 5, 1976.

Together with all and singular rights, members, hereditaments, 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.

0306

4328 RV-2