

FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**  
R.M.C.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**James P. Kellett, III, and Jean W. Kellett,**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 **Two Thousand Seventy-two and 76/100**-----

DOLLARS (\$ 2072.76 ), with interest thereon from date at the rate of **six** ( 6 %)

per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, in the Town of Fountain Inn with the following metes and bounds, according to a plat made by W. J. Riddle, Surveyor, on March 29, 1946, and recorded in Plat Book B, at Page 131, R. M. C. Office for Greenville County; Beginning at an iron pin, joint back corner with Lot No. 7 as shown on said plat and running thence with line of Lot No. 7 S. 47-40 W., 220 feet to a point in the center of Thackston Street; thence with the center of said Street S. 42-20 E., 70 feet, joint corner with other lands of the Thackstons; thence with line of W. Shell Thackston and Ada L. Thackston (Grantors) in a northeasterly direction 220 feet, more or less, to an iron pin; thence N. 42-20 W., 60 feet to an iron pin, the point of beginning and being the greater portion of Lot NO. 8 as shown on said plat, bounded by Lot No. 7; Thackston Street and other lands of W. Shell Thackston and Ada L. Thackston.

This being the identical lot conveyed to Florence P. McGee by W. Shell Thackston and Ada L. Thackston by deed dated May 28, 1949 and recorded in the Office of the Register M. C. for Greenville County in Deed Book 383, at Page 527, and conveyed to the Mortgagors herein by the said Florence P. McGee.

It is understood and agreed that this mortgage is a second mortgage and junior to that mortgage executed by Florence P. McGee to the Laurens Federal Saving and Loan Association and recorded in the Office of the R. M. C. for Greenville County in Mortgage Book 431, at Page 191.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

*For satisfaction see R. M. C. Book 615 Page 77*

*Oct. 1954  
Ollie Samuels  
2078*