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BOOK 1048 PAGE 45

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FAIRMOUTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. Jack Bracken

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. Kellett, Sr., & K. P. Kellett, Jr.

(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 Thirty-Five Thousand Four Hundred - - - - Dollars (\$35,400.00) due and payable

as follows: The accumulated interest plus \$400.00 on the principal January 1, 1968; \$3,500.00 and the accumulated interest January 1, 1969 and \$3,500.00 and the accumulated interest each January 1st thereafter until paid in full, with the privilege of anticipating any or all payments on or after January 1, 1972.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually

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, State of South Carolina, Fairview Township and on the McCarter Road some four miles West of the Town of Fountain Inn, containing in the aggregate One Hundred Forty-Three (143) acres, more or less, and being bounded by lands of, now or formerly, Andrews, Nash, Mrs. R. L. Rodgers, Robert Coleman Estate, M. O. McGee and others.

This being the same tract of land this day conveyed by the Mortgagees to the Mortgagor and this mortgage is given to secure the balance of the purchase money therefor. Said deed to be recorded.

For a better description as to lines corners, distances, etc., see the following deeds: Book 279, Page 107; Book 304 Page 228; Book 306, Page 117; Book 486 Page 312 and Book 493, Page 112, Deed Books in the Office of the R. M. C. for Greenville County, S. C. Also see Block Book 558-1 Lots 2 & 3, Block Book Dept. in said County.

It is understood and agreed that the mortgagor has the right to sell as many as three (3) five acre tracts of land for the price of Five Hundred (\$500.00) Dollars per acre out of the above described premises, with no one (1) Five (5) acre tract to have more than 420 feet frontage along said McCarter Road, with the proceeds from such sale, if any, be applied to the principal of this mortgage.

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.

This Mortgage Assigned to Mrs. Mattie J. Kellett

Rene J. Kellett, Est.

on 21 of Feb 1972 Assignment recorded

in Vol. 1223 of R. M. C. on Page 259

This 23 of Feb 1972, # 22644

For Release 48.5 Acres See Deed Book 913 Page 358 Deed to Sanford S. Sinderly