

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

20 3 46 PM '74
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, I, Milford D. Kelly, of Greenville County,

(hereinafter referred to as Mortgagor) is well and truly indebted unto David D. Fowler

(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

Fifty-Five Thousand, Five Hundred Eighty and no/100----- Dollars (\$ 55, 580. 00) due and payable
In ten (10) equal principal installments of Five Thousand, Five Hundred Fifty-Eight and
No/100 - (\$ 5, 558. 00) Dollars each, with the privilege to anticipate payment of any part or
all of said debt at any time without penalty

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: annually with
the principal 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, and being more fully shown on a plat entitled

"Property of David D. Fowler" prepared by C. O. Riddle, Reg. L.S., dated June 11, 1974
containing 30.79 acres and having according to said plat the following metes and bounds
to-wit:

Beginning at an iron pin on the western side of S.C. Highway 418 at the corner of
property of Walton and running thence with the line of property of Dorothy A. Woods, et al.;
crossing said S.C. Highway 418, N. 8-54 E. 1303.5 feet to an iron pin at the corner of
property of Susan Caroline Woods; and running thence with the line of said property N. 67-
18 E. 1278.8 feet to an iron pin at the corner of property of Mrs. Nita Nelson; and running
thence with the line of said property S. 2-00 W. 928.8 feet to an iron pin on the northern edge
of Fairview Street; running thence S. 2-28 W. 32.75 feet to a nail and cap in the center of said
Fairview Street; running thence with the center of Fairview Street the following courses and
distances: S. 63-39 W. 100 feet; S. 70-52 W. 112 feet; S. 66-29 W. 100 feet; S. 57-09 W. 100
feet; S. 52-57 W. 100 feet; S. 51-23 W. 468.6 feet; S. 55-56 W. 166.6 feet; S. 60-35 W. 275.6
feet to a nail and cap near the intersection of Fairview Street and S.C. Highway 418; running
thence S. 67-08 W. 164 feet to the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee
heirs, successors and assigns against the Mortgagor and all persons whosoever lawfully claiming the same or any part thereof.

RECORDED

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