

1975 JUN 79

MORTGAGE OF REAL ESTATE OF GREENVILLE CO. S. C. Don Patterson, Attorneys at Law, Greenville, S. C.

FILED
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DONNIE S. TANKERSLEY
R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Samuel L. Gault and Paul E. Gault
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto William West Kellett, Jr., as Trustee under the Will of William West Kellett, Sr. (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

Twenty Thousand and No/100-----DOLLARS (\$20,000.00--),
with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: in monthly installments of Two Hundred Forty-Two and 66/100 (\$242.66) Dollars each, beginning August 1, 1974, and to continue on the first day of each successive month thereafter until paid in full.

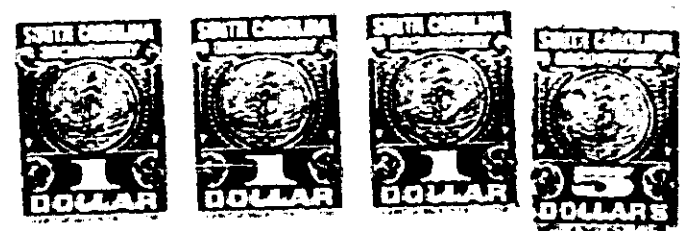
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, shown as "Property of W.W. Kellett, Sr., Estate" by plat of J. L. Montgomery, III, dated April 12, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Main Street in the Town of Fountain Inn, South Carolina, which pin is S. 38-23 E. 50.23 feet from the nearest corner of Trade Street and Main Street, and running thence with the western side of Main Street, S. 38-23 E. 50.18 feet to an iron pin; thence, S. 51-22 W. 81.26 feet to an iron pin on the right-of-way of Depot Street; thence with the right-of-way, N. 51-00 W. 51.5 feet to an iron pin; thence, N. 51-27 E. 92.5 feet to the beginning corner.

THIS IS A PURCHASE-MONEY MORTGAGE.



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.

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