

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 26 8 48 AM '75
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, We, Margaret S. Kelly and J. H. Kelly

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, 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

Five thousand one hundred twenty - four and 90/100 --- Dollars (\$ 5,124.90) due and payable
in sixty - six (66) monthly installments of \$77.65 each, the first due and payable
on October 15, 1975 with a like amount due on the 15th day of each calendar month
thereafter until entire amount is paid in full.
with interest thereon from date at the rate of 12.52 per centum per annum, to be paid: in advance

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, known as lots 1 and 2 on plat of Tarrant Heights, recorded in Plat Book W, at page 42, R. M. C. Office for Greenville County, and more particularly described according to said plat as follows: BEGINNING at a point on the west side of Pelzer Road at the corner of Lot 1; thence N. 87-00 W 502 feet along the lines of Lots 1 and 2 bordering on Tarrant Drive to the rear corner of Lot 2; thence still along Tarrant Drive and the rear line of Lot 2 S 2-50 E. 152.6 feet to corner of Lot 4 on Tarrant Drive; thence N 87-10 E 500 feet along the lines of Lots 4 and 3 to the front corner of Lot 3 on Pelzer Road; thence N. 2-50 W 100 feet to the point of beginning, being portion of property heretofore deeded to W. E. Tarrant, Trustee by W. W. Tarrant. This is same property conveyed by deed of W. E. Tarrant, Trustee to Margaret S. Kelly and J. H. Kelly, dated July 21, 1952, recorded in office of R. M. C. for Greenville County in Book 486 of Deeds, page 231.

ALSO, All that tract of land in Grove Township below described, being a portion of the Former Tarrant Drive as shown on a plat of Tarrant Heights in Plat Book W at page 42 and now abandoned by Quit Claim Deed of Margaret S. Kelly and J. H. Kelly, May 5, 1964, to Isabel S. Jordal and W. R. Jordal, which deed is recorded in Book 749, page 93, and as shown on Plat of Spring Valley Subdivision by C. O. Riddle, Reg. L. S. August, 1963 and recorded in Plat Book XX, page 157, being described as follows: BEGINNING at an iron pin at the northeast corner of the J. H. Kelly property on Pelzer Road; thence N 87 - 00W 497.3 feet to iron pin along eastern boundary of Lot 56 Spring Valley; thence N2 - 59 W 40.8 feet along the line of Lot 56 to iron pin at northeast corner of Lot 56 at the Eskew property; thence S 87 - 00 E 497.3 feet along boundary of former Tarrant Drive and the Eskew property to iron pin at edge of Pelzer Road; thence S 3 - 00 E 40.8 feet along Pelzer Road to point of beginning. This is the same property conveyed by deed of W. R. Jordal and Isabel S. Jordal to Margaret S. Kelly and J. H. Kelly dated November 20, 1969, recorded in the Office of R. M. C. for Greenville County in Book 971 of Deeds, page 617.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 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.

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