

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

21 2 53 PM '77

MORTGAGE OF REAL ESTATE

1387 789

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Town of Fountain Inn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bobby C. McKelvey

(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 Forty Thousand and No/100

Dollars \$40,000.00 due and payable \$13,500 on January 15, 1977, \$13,500 on January 15, 1978, and \$13,000 on January 15, 1979, with interest thereon at the average rate during the preceding year that the Town of Fountain Inn receives on savings accounts paid to revenue sharing money.

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, at the Southeastern corner of Jones Street and Wall Street, Town of Fountain Inn, containing 1.58 acres in accordance with plat made by C. F. Webb, R.L.S., dated August 30, 1976, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Southeastern corner of Jones Street and Wall Street and running thence along Wall Street, S. 45-43 E. 307.4 feet to an iron pin; thence S. 53-21 W. 251.1 feet to iron pin; thence N. 36-38 W. 303.6 feet to iron pin on the Southern side of Jones Street; thence along Jones Street, N. 53-22 E. 202.6 feet to iron pin, being the point of beginning.

This is the identical property conveyed to the Town of Fountain Inn by Bobby C. McKelvey by deed of even date herewith to be recorded in the R. M. C. Office for Greenville County prior to the recording of this mortgage.

DOCUMENTARY
STAMP
\$ 10.00
RECORDED

Together with all and singular rights, members, hereditaments, 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 whatsoever lawfully claiming the same or any part thereof.

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