

JUN 27 3 31 PM '83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOHNIC R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BARON WARD KELLETT AND

STARR J. KELLETT (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST-CITIZENS BANK AND TRUST COMPANY OF SOUTH CAROLINA, (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 Twelve Thousand, Two

Hundred Twenty and 12/100ths DOLLARS (\$12,220.12) with interest thereon from date at the rate of 14.19 per centum per annum/annual percentage rate said principal and interest to be repaid:

in full on or before August 22, 1983 in the amount of Twelve Thousand, Five Hundred Fifteen and 05/100ths (\$12,515.05) Dollars

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, in Fairview Township and in the Town of Fountain Inn, on the south side of Trade Street, formerly Depot Street, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Trade Street and west side of an alley, now known as McKnight Street and running thence along the west side of said McKnight Street or alley S. 37-1/4 E., 100 feet to an iron pin, joint corner with Lot of Mrs. E. Rouss McKnight Thomas on said street or alley; thence with the joint line of the said Mrs. Thomas S. 52-3/4 W., 36 feet to an iron pin on the Mrs. Thomas line, joint corner with the lot of the Grantor; thence with the joint of Lot of the Grantor N. 37-1/4 W., 50 feet to an iron pin, the Grantor, however, reserving for himself, his heirs and assigns, a one-half undivided interest in and to the brick wall, western wall of the mercantile building on this line, a distance of 50 feet, corner of property of the Grantor; thence along joint line with lot of the Grantor S. 52-3/4 W., 20 feet to an iron pin, corner with lot of the Grantor; thence along joint line with lot of the Grantor N. 37-1/4 W., 50 feet to an iron pin on the south side of said Trade Street; thence along the south side of said Trade Street N. 52-3/4 E., 56 feet to an iron pin, the point of beginning and bounded by Trade Street, Lot of E. Rouss McKnight Thomas and property of J. P. Kellett, Jr.

DERIVATION

This is the same property conveyed by deed from Rebecca K. Jones and Elizabeth K. Goeway to Starr J. Kellett and B. Ward Kellett, said deed recorded July 12, 1979 as is shown in Deed Book 1106, Page 588 in the RMC Office for Greenville County.

This mortgage is junior to mortgage of Elizabeth K. Goaway and Rebecca K. Jones dated June 29, 1979 and also to the Community Bank dated March 9, 1983.

-ALSO-

(Cont'd on other side)

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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