

At 12:30
Crosby, S.C. 29640
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1025 46

FILED
GREENVILLE S.C.
SEP 12 9 28 AM '83

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

WHEREAS, DONALD W. KELLEY AND SHIRLEY KELLEY
(hereinafter referred to as Mortgagor) is well and truly indebted unto PATRICIA F. KELLEY

(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

Thirteen thousand and no/100's----- Dollars (\$ 13,000.00) due and payable
Thirty (30) days from the date of this note (Entire Balance)

with interest thereon from N/A at the rate of per centum per annum, to be paid:

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, being known and designated as Lot #72, according to plat of property of Pride & Patton Land Company, recorded in the RMC Office for Greenville County, S.C. in Plat Book "E", Page 249, and having the following metes and bounds, to-wit:

BEGINNING at a stake at the Southwest corner of the intersection of Goodrich Street and Valley Street, and running thence with Valley Street, S. 36-15 W. 161.7 feet to a stake in line of Lot #57; thence with line of said Lot, N. 59-23 W. 50.24 feet to a stake in line of Lot #71, thence with line of said Lot, N. 36-15 E. 156.7 feet to a stake on Goodrich Street; thence with said Street, S. 64-49 E. 50.95 feet to the beginning.

The above is the same property conveyed to Donald W. Kelley and Shirley Kelley by Deed of Patricia F. Kelley dated September 8, 1983 and to be recorded in the RMC Office for Greenville County, S.C. herewith.

THIS conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
SEP-83 TAX \$ 05.20
RE 11/18

400 8 1801801

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.