

FILED
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Gordon W. Kelley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret F. Cole

(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 One Thousand Eight Hundred and no/100

-----Dollars (\$ 1800.00) due and payable
\$30.00 per month beginning one month from date and on the date of each successive and consecutive month thereafter

with interest thereon from date at the rate of four (4) per centum per annum, to be paid: monthly

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 on the easterly side of Lucile Avenue, near the City of Greenville, South Carolina, being known as the southerly portion of Lot 14 and the northerly portion of Lot 13, and the portion of Lot 18 lying west of the branch crossing the same, of Unit I on the plat of Pine Crest Farms recorded in the R. M. C. Office for Greenville County in Plat Book M at page 3 and having, according to a survey made by R. B. Bruce, dated March 25, 1959, the following metes and bounds, to wit:

Beginning at an iron pin on the easterly side of Lucile Avenue, which point located on the front line of Lot 14, at a point 156 feet south of the south-easterly corner of the intersection of Lucile Avenue and Pine Crest Drive, and running thence along a line through Lot 14, S 86-35 E, 209 feet to a point; thence N 0-38 W, 8 feet to a point, joint rear corner of Lots 17 and 18; thence along the joint line of said lots; S 86-35 E, 256 feet to a point in branch; thence with the branch as the line, S 32-39 W, 86.5 feet to a point on the common line of Lots 18 and 19; thence with the common line of said lots, N 86-35 W, 211 feet to a point, joint rear corner of lots 18 and 19; thence with the line of Lot 13, S 0-38 E, 112 feet to a point; thence along a line through Lot 13 N 86-35 W, 209 feet to a point on the easterly side of Lucile Avenue; thence with the easterly side of said Avenue, N 0-38 W, 78 feet to the point of beginning and being the same property conveyed to me by deed of Irvin Rufus Cole of even date herewith and to be recorded in the R. M. C. Office for Greenville County.

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 whomsoever lawfully claiming the same or any part thereof.