

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 28 3 21 PM 1966

BOOK 1036 PAGE 531

MORTGAGE OF REAL ESTATE

ELLIE R. MILLER
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, WINIFRED D. KELLEY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELLIE R. MILLER,

(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, Eight Hundred, Eighty-Seven and 81/100-----Dollars (\$13,887.81) due and payable

\$975.00 on the 1st day of January, 1967, and \$975.00 semi-annually thereafter until paid in full, the payments to be applied first to interest and then to principal, with interest thereon from ^{7/1/66}date at the rate of six (6) per centum per annum, to be paid semi-annually.

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:

those two parcels of land

"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, City of Greenville, described as follows:

PARCEL ONE: ALL that parcel of land at the corner of Augusta Street and University Ridge (also known as Bradshaw Street) having a frontage on Augusta Street of 114 feet and a depth along Bradshaw Street of 101 feet, and being the same property conveyed by B. Jack Foster to H. Fred Kelley and heretofore mortgaged by H. Fred Kelley to Ellie R. Miller, reference to which deed and mortgage is craved for a fuller description.

PARCEL TWO: ALL that lot of land on Bradshaw Street, having a frontage of 60 feet on Bradshaw Street, a depth of 182.5 feet and 192.8 feet and a rear line of 59 feet, and being the same conveyed by C. C. Vest and Lula H. Vest to H. Fred Kelley by deed recorded in the R.M.C. Office for Greenville County in Deed Book 698 at page 510, and being heretofore mortgaged by H. Fred Kelley to Ellie R. Miller.

The mortgagor acquired the title of H. Fred Kelley to the property described above by his Last Will and Testament, which is of record in the Probate Court for Greenville County.

This mortgage is intended to secure a note representing the balance as of July 1, 1966, due on the two notes given by H. Fred Kelley to Ellie R. Miller and secured by the mortgages referred to above, and it is understood that the said present mortgage is a substitute for said two prior mortgages.

Together with all and singular rights, members, herditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 15 PAGE 818

SATISFIED AND CANCELLED OF RECORD
4 DAY OF May 19 73
Dennis S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:31 O'CLOCK P. M. NO. 31500