

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAN 7 10 25 AM 1969

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

OLLIE FANNINGWORTH R.M.C.

WHEREAS, I, E. Larry Kelley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lloyd W. Gilstrap, Dennis E. Petty, and Frank D. Smith

(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 Six Hundred Seventy and No/100-----

Dollars (\$ -670.00 - .) due and payable

two (2) years from date; payments to be applied first to interest and then to principal; payments to be made in twelve (12) equal monthly installments, beginning one (1) year from, date;

with interest thereon from date at the rate of seven 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 Northwestern side of Eastcliffe Way and being known and designated as Lot No. 213 of Section III-B of Westcliffe Subdivision, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "JJJ", at pages 72-75 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Eastcliffe Way at the joint front corner of Lots 214 and 213 and running thence N33-12W 172 feet to an iron pin; thence N56-48E 100 feet to an iron pin; thence S33-12E 172 feet to an iron pin on the Northern side of Eastcliffe Way; thence along said Way S56-48W 100 feet to the point of beginning.

The above is the same property conveyed to the Mortgagor by the Mortgagee by his deed of even date and recorded herewith. This is a second mortgage being junior in lien to a first mortgage in the amount of \$20,000.00 to First Federal Savings and Loan Association.

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.