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GREENVILLE CO. S. C.

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BOOK 1405 PAGE 472

First Mortgage on Real Estate

DONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN G. KELLY III AND MARY L. KELLY,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirty Nine Thousand Five Hundred and No/100 Dollars-----DOLLARS

( \$ 39,500.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, lying and being in the County of Greenville, and shown as Lot No. 47 Edwards Forest, Section 4, on a plat recorded in Plat Book JJJ, Page 82 in the RMC Office for Greenville County and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an point on the Northern side of Elmwood Drive joint front corner of Lots No. 46 and 47 and running thence with the northerly side of Elmwood Drive S. 49-57 W. 100 feet; thence with the joint lines of Lots 47 and 48, N. 40-03 W. 204.4 feet; thence N. 53-24 E. 100.2 feet; thence with the joint lines of Lots 46 and 47 S. 40-03 E. 198.4 feet to the beginning.

This being the same property conveyed to the Mortgagors herein by deed of John F. and Judith L. Beehner, dated July 14, 1977, to be recorded herewith.

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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