

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 12 3 39 PM 1979
DONN S. TANKERSLEY
R.M.C.

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MORTGAGE OF REAL ESTATE
WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STARR J. KELLETT AND B. WARD KELLETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELIZABETH K. GOEWAY AND REBECCA K. JONES

(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 TWENTY THREE THOUSAND SIX HUNDRED AND NO/100

Dollars (\$23,600.00) due and payable

in quarterly installments of \$920.64 and to run for a period of 10 years with the first quarterly installment due on October 1, 1979 with the borrower reserving the right of prepayment without penalty.

with interest thereon from date at the rate of 9.5 per centum per annum, to be paid: QUARTERLY

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, Fairview Township and in the Town of Fountain Inn, on the south side of Trade Street, formerly Depot Street, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Trade Street and west side of an alley, now known as McKnight Street and running thence along the west side of said McKnight Street or alley S. 37 1/2 E., 100 feet to an iron pin, joint corner with Lot of Mrs. E. Rouss McKnight Thomas on said street or alley; thence with the joint line of the said Mrs. Thomas S. 52 3/4 W., 36 feet to an iron pin on the Mrs. Thomas line, joint corner with the lot of the Grantor; thence with the joint of Lot of the Grantor N. 37 1/2 W., 50 feet to an iron pin, the Grantor, however, reserving for himself, his heirs and assigns, a one-half undivided interest in and to the brick wall, western wall of the mercantile building on this line, a distance of 50 feet, corner of property of the Grantor; thence along joint line with lot of the Grantor S. 52 3/4 W., 20 feet to an iron pin, corner with lot of the Grantor; thence along joint line with lot of the Grantor N. 37 1/2 W., 50 feet to an iron pin on the south side of said Trade Street; thence along the south side of said Trade Street N. 52 3/4 E., 56 feet to an iron pin, the point of beginning and bounded by Trade Street, Lot of E. Rouss McKnight Thomas and property of J. P. Kellett, Jr.

This is the identical property conveyed to the mortgagors by deed of Rebecca K. Jones and Elizabeth K. Goeway to be recorded on even date herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED

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.

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