

STATE OF SOUTH CAROLINA } DEED 4 10 41 AM '79 MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } DONNIE E. TANKERSLEY, R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1490 PAGE 364

WHEREAS, I. Douglas N. Kelly

(hereinafter referred to as Mortgagor) is well and truly indebted unto William J. Valentine and Mrs. Courtney A. Valentine, Route 2, box 72, Frogmore, South Carolina, 29920

(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 and 00/100

Dollars (\$23,000.00) due and payable

in 120 equal monthly installments of \$342.70 and one final installment due on the 121st month in the amount of \$176.28, said payments to be applied first to interest, remainder to principal

with interest thereon from this date at the rate of 13 per centum per annum, to be paid: Monthly as above.

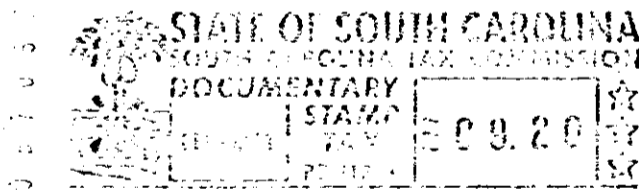
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, shown and designated on that plat entitled "Property of Douglas N. Kelly" prepared by Freeland & Associates on 10/2/79, which plat is recorded in the RMC Office for Greenville County, South Carolina, in PLAT BOOK 7K, at PAGE 66, reference to which is craved for a more complete description thereof;

This is the same property conveyed to the mortgagor herein by deed from Robert and Marion White on November 1, 1979, which is recorded in the RMC Office for Greenville County, South Carolina in DEED BOOK 1114 at PAGE 756;

This is a second mortgage, junior to that of First Federal Savings and Loan, dated November 1, 1979, which is recorded in the RMC Office for Greenville County, South Carolina in MORTGAGE BOOK 1486, PAGE 718.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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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