

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. LEWIS KEHELEY and MARGARET C. KEHELEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto BILLY R. MAHAFFEY and PATRICIA L. MAHAFFEY

(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 SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$16,500.00) ----- Dollars (\$16,500.00) due and payable

IN ACCORDANCE WITH TERMS AND CONDITIONS OF NOTE EXECUTED OF EVEN DATE

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid

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

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, near the Town of Simpsonville, being shown as a 10 Acre tract on a Plat of the property of Milton Mahaffey, by C. O. Riddle, dated November, 1963 and recorded in the R.M.C. Office for Greenville County in Plat Book EEE, Page 149, and having, according to said Plat, the following metes and bounds, to-wit:

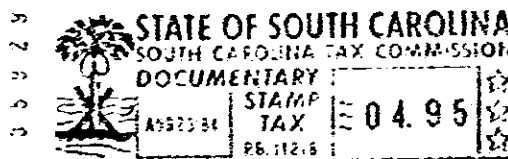
BEGINNING at a point near the western side of Standing Springs Road, at the joint corner of Austin Brashier property, which point is 35.1 ft. from the Eastern edge of said Road and running thence N. 87-23 E., 324 ft. to an iron pin; thence N. 54-13 E., 166.6 ft. to an iron pin; thence N. 1-03 E., 112.5 ft. to an iron pin; thence along the line of Herbert A. Johnson, N. 22-44 E., 717 ft. to an iron pin; thence S. 85-15 E., 319.4 ft. to an iron pin near a branch on the line of Hammond; thence with the center of said branch, as the line, in a southerly direction to a point on the line of property of H. N. Hammond, Jr.; thence with the Hammond line S. 63-30 W., 15 ft. to an iron pin; thence S. 18-50 E. 77.6 ft. to an iron pin; thence along the line of Thomas C. Kellett, S. 69-34 W., 110.1 ft. to an iron pin; thence N. 80-07 W., 841 ft. to an iron pin near the western side of Standing Springs Road; thence with said Road, N. 0-45 E., 13 ft. to the point of beginning.

LESS, HOWEVER, a lot containing 1 acre, more or less, conveyed by Milton Mahaffey to James T. Cox by deed recorded in Deed Book 792, Page 340, said lot being shown on a plat recorded in Plat Book MMM, Page 25, reference to which is hereby made for a more particular description of same.

LESS, HOWEVER, a parcel conveyed by Milton Mahaffey to James H. Poteat and Mary Ann S. Poteat by deed recorded in Deed Book 892, Page 49, reference to said deed is hereby made for a more complete description.

This being the same property conveyed to the Mortgagors herein by deed of Billy R. Mahaffey and Patricia L. Mahaffey dated August 23, 1984 and recorded in the R.M.C. Office for Greenville County in Deed Book 1220, Page 76, on August 23, 1984.

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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 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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