

FILED  
 GREENVILLE, S.C.  
 MORTGAGE - INDIVIDUAL FORM - ~~DIHARD'S MITCHELL, P.A.~~ GREENVILLE, S.C.  
 STATE OF SOUTH CAROLINA } 2:41 PM '80  
 COUNTY OF GREENVILLE } SPERSLEY

P. O. Box 485  
 Travelers Rest, S. C. 29690  
 BOOK 1500 PAGE 557  
 BOOK 74 PAGE 1175

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles F. Kelley and Asa Duncan Shirley, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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

Sixty-three Thousand Three Hundred Forty Three & 53/100 Dollars (\$ 63,343.53 ) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference.

The above property is the same property conveyed to the mortgagors by deed of Joseph Earle Boyter recorded April 8, 1975 in Deed Book 1016 at Page 500.

At the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

HORTON, DRAWDY, HAGINS, WARD & JOHNSON, P. A.  
 Post Office Box 10167  
 Greenville, South Carolina 29603

*Annexed  
Bonnie E. Lusk  
Senc*

JUL 15 1981  
 FILED  
 GREENVILLE, S.C.  
 11:05 AM '81  
 SPERSLEY

Wit: *[Signature]*  
 Wit: *[Signature]*

1251 BANK OF TRAVELERS REST  
 PAID IN FULL AND SATISFIED  
 JULY 14, 1981  
 BY: *[Signature]*  
 REC. AND TITLE CONTROL SUPERVISOR

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.