FILED HORTON, DRAWDY, DILLARD, MARCHEANNS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Mus 31 9 33 MH '72 MORTGAGE OF REAL ESTATE ELIZABETH RIDDLE ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, D. A. KENNERLY

(hereinaster referred to as Mortgagor) is well and truly indebted unto REECE CONSTRUCTION CO. . INC.

(hereinaster 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-Seven Thousand and no/100-----Dollars (\$27,000.00) due and payable

Six months (6) from date.

with interest thereon from date at the rate of 8

per centum per,annum, to be paid: at maturity

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 Mortgager in hand well and truly paid by the Mortgagee at and before the scaling 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 those certain pieces, parcels or lots of land, together with buildings thereon or hereafter constructed, situate, lying and being in the State of South Carolina, County of Pickens, in the Town of Clemson, and being shown and designated as Parcel 1 and Parcel 2 on a plat of survey prepared by Beeson Engineering Company, dated May 10, 1971, entitled "Property of A. H. Sloan", and having according to said plat the following courses and distances, to-wit:

BEGINNING at a point on the Northwestern side of College Avenue at the joint corner of Parcel 2 and Parcel 3, and running thence along Parcel 3 North 67-09 West 104.2 feet to an iron pin; thence South 03-39 West 53.1 feet to an iron pin; thence North 86-38 West 45.65 feet to an iron pin; thence North 18-21 East 124.85 feet to an iron pin; thence South 39-32 West 120.15 feet to an iron pin; thence North 82-52 West 38.55 feet to an iron pin; thence North 45-07 West 41.0 feet to a point; thence South 35-56 West 99.9 feet to a point on the Northern side of Keowee Trail; thence with the Northern side of Keowee Trail South 66-22 East 121.8 feet to a point; thence with the line of property of Texaco, Inc. (leased) North 67-51 East 212.1 feet to a point on the Northwestern side of College Avenue; the point of BEGINNING.

> part convert. I do homeby Witness

Together with all and singular rights, members, herditaments, 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.