

OLLIE FARNSWORTH
R. M. O.

BOOK 1124 PAGE 605

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Evelyn H. Kellett

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. V. Chandler & Co., Inc.

(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 and No/100-----

----- Dollars (\$16,000.00--) due and payable

Three Hundred Sixteen and 82/100 Dollars (\$316.82) on the 15th day of August, 1969, and
Three Hundred Sixteen and 82/100 Dollars (\$316.82) on the 15th day of each month there-
after until paid in full

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: monthly. Payment is to be applied first to interest and the balance to principal.

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, on the southwest side of Rocky Slope Road, near the City of Greenville and according to a plat of the Property of E. D. Kellett prepared by J. Mac Richardson, dated January 2, 1954, having the following metes and bounds:

BEGINNING at a nail in the center of Rocky Slope Road, said nail being 110 feet southeast of a nail in the road at the original corner of properties of Kellett and R. L. Hughes and running thence S. 64-26 W. 435.6 feet to an iron pin; thence S. 33-29 E. 200 feet to a stake; thence N. 64-26 E. 435.6 feet to a nail in the center of Rocky Slope Road; thence along the center of said road, N. 33-29 W. 200 feet to the Beginning.

ALSO: That lot of land lying near Rocky Slope Road to the rear of the above described property and according to a plat of the property of E. D. Kellett, dated May 1957, being more particularly described as follows:

BEGINNING at an iron pin on the southeast right-of-way line of a proposed street, which pin is 435.6 feet southwest of the center line of Rocky Slope Road and running thence S. 33-29 E. 293.3 feet to an iron pin at the southwest corner of the property above described; thence S. 64-26 W. 25 feet; thence N. 33-29 W. 293.1 feet to an iron pin on the southeast right-of-way line of a proposed street; thence with said line, N. 63-41 E. 25 feet to the beginning corner.

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.