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OLLIE FARNSWORTH

BOOK 1218 PAGE 93

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

BUSINESS PROPERTY. TRUTH IN LENDING NOT APPLICABLE.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Louise Kellett

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto

Louise Whitfield

(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-one Thousand and no/100 ----- DOLLARS (\$ 21,000.00)

with interest thereon from date at the rate of Seven per centum per annum, said principal and interest to be repaid:

in monthly installments of \$188.76, commencing on the 30th day of January 1972 and continuing on the 30th day of each month thereafter until paid in full to be applied first to interest and then to principal.

The mortgagor shall have the right to prepay in full or in part at any time without penalty.

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 northern side of Beverly Road in Chick Springs Township, and having according to plat of Property of Louise Kellett and Louise Whitfield recorded in Plat Book UU at page 157 in the RMC Office for Greenville County, the following metes and bounds:

Beginning at an iron pin in the center of Beverly Road at the corner of Lot 26 as shown on plat recorded in Book C at page 121, and running thence with line of Lot 26, S 23-50 W 485.7 feet to an iron pin; thence N 75-0 W 139 feet to an iron pin; thence N 24-09 E 487.3 feet to a nail and cap in the center of Beverly Road; thence with center of said road, S 74-50 E 139 feet to the beginning corner.

Derivation: Deed Book 664 at page 481, and deed of mortgagee to be recorded herewith.

This mortgage is junior in lien to the mortgage of Fidelity Federal Savings & Loan Association in the original amount of \$42,000.00 recorded on even date herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.