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MORTGAGE OF REAL ESTATE  
GREENVILLE CO. S. C.

BOOK 1272 PAGE 159

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

11 16 AM '77  
DONNIE S. TANKERSLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EMMA J. KELLEY (NOW EMMA J. KELLEY MADDOX) AND FREDDIE K. GILLESPIE

(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 Three Thousand and No/100-

-----Dollars (\$ 3,000.00 ) due and payable

one (1) year from date hereof.

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: semi-annually

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, in Cleveland Township, on the Northern side of the Geer Highway, containing 18.7 acres, more or less, according to survey of the property of J. Norwood Cleveland, made by T. T. Dill on April 29, 1946, and described as follows:

BEGINNING at a stake on the Northern side of the Geer Highway (U. S. Highway No. 276), corner of property of Flora McG. Jones, and running thence with the line of said property, N. 35-48 W. 1039.7 feet to a stone, om; thence with the line of property of Clara T. Jones, N. 54-50 E. 814 feet to a stone, om, line of property of E. L. Hart; thence with the line of said property, S. 42-49 E. 630.5 feet to an iron pin, om; thence continuing with other land of the Grantors, S. 20-50 W. 360.8 feet to an iron pin, om; thence S. 81-00 W. 104.6 feet to an iron pin; thence S. 20-30 E. 416 feet to an iron pin on Geer Highway; thence with the Northern side of said Highway, S. 81-18 W. 438 feet to the beginning corner.

Less, however, property BEGINNING at a nail and cap in a road at the corner of L. S. Ogle property, and running thence in said road, S. 35-07 E. 75 feet to a nail and cap; thence still in said road, S. 66-08 E. 65.4 feet to a nail and cap; thence southwesterly approximately 300 feet to an iron pin at a creek; thence with the creek as the line along a traverse of N. 60-50 W. 33 feet and N. 2-24 W. 47 feet to an iron pin at the corner of L. S. Ogle property; thence N. 41-46 E. 267.5 feet to the beginning corner, which was conveyed to Gary and Shirley Kelley by deed recorded in the RMC Office for Greenville County in Deed Book 935, at Page 193, and containing .75 acres, more or less.

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.