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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE BORNIE S. TARKERSLEY MORTGAGE OF REAL ESTATE R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONJERN:

WHEREAS,

CALVIN KELLETT

(hereinafter referred to as Mortgagor) is well and truly indebted un to

BANKERS TRUST OF S. C., N.A.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date beremith, the terms of which are incorporated herein by reference, in the sum of SEVENTEEN THOUSAND SIX HUNDRED EIGHTY-SIX Dollars is 17,686.56; due and payable

in installments of \$368.47 per month commencing May 10, 1976, and continuing on the 10th day of each month thereafter for a total of forty-eight (48) months until paid in full;

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 aforessic Sabt, 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 gaid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargzined, sold and released, and by these presents does grant, bargain, self and release unto the Mortgagee, its successors and as-

"ALL that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, being composed of portions of Lots 10, 11, and 12, according to plat made by J. W. Riddle for C. A. and Jessie M. Rice, dated June 15, 1939, and recorded in plat book J at Page 153 in the R.M.C. Office for Greenville County, and being more fully described accordingly:

BEGINNING at an iron pin on the northern side of Butler Road at a point 13 feet west of line marker between lots 10 and 11, and running thence in a northeasterly direction along property line of Grantors, 135 feet to an iron pin; thence in an eastern direction along property line of Grantors, 35 feet to an iron pin; thence S. 35-40 E. 47 feet to an iron pin; thence in a southern direction 109 feet to a point on the northern side of said Butler Road; thence N. 87 W., 68 feet along the northern side of Butler Road to an iron pin, being the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 654 at Page 543.











Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 unito 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 whomspever fawfully claiming the same or any part thereof.

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