

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

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MAY 5 10 56 AM '78

DANNIE S. TAYLOR  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ronald A. Phelps and Alicia K. Phelps (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto James Kalatges, 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 Forty Thous and and no/100-----

----- DOLLARS (\$ 40,000.00--),  
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid:

Due and payable in one hundred twenty equal annual installments  
of \$506.71 each month beginning August 1, 1978 and continuing  
on the first day of each month 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 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,

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, City of Greenville, on the southeastern side of Wade Hampton, U S Highway No. 29, and having the following metes and bounds:

Beginning at a point on the southeastern side of Wade Hampton Boulevard, at the joint front corner of this lot being conveyed and the Property now or formerly of W. R. Timmons, Jr. and W. T. Patrick and running thence with the southeastern side of Wade Hampton Boulevard, N. 52-30 E. 46 feet to a point at the joint front corner of this lot being conveyed and the property now or formerly belonging to Greenville Auto Sales, Inc; thence S. 37-34 E. 329 feet to a point at the joint rear corner of this lot being conveyed and the said Greenville Auto Sales, Inc., property; thence S. 83-45 W. 53.82 feet to a point; thence N. 37-34 W. 301.1 feet to a point on the southeastern side of Wade Hampton Boulevard, the point of beginning.

Being the same property conveyed by James Kalatges, Inc. by deed recorded herewith.

RECORDED  
MAY 5 1978  
STAMP  
TAX \$16.00  
FEB 12 1978

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.

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