

Mortgage: 304 Orville M. Anderson S.C. 296-07

MORTGAGE OF REAL ESTATE

1473 0630

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUL 16 3 05 PM '79
DONNIE S. TANKERSLEY
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MELTON J. KELLEY AND FLORA B. KELLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANCES M. FORRESTER

(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-Two Thousand and No/100**-----

-----Dollars (\$ 22,000.00) due and payable

in 192 equal installments of \$175.52 per month commencing August 1, 1979, and \$175.52 on the 1st day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of **Five and three-fourths (5 3/4%)** per centum per annum, to be paid **monthly**

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 Mortgagee 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, bestowed, 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, shown as Lot 11 on Plat of Sans Souci Park recorded in the RMC Office in Plat Book "C", Page 158, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Perry Road, at the corner of Lot 12, which iron pin is situate 196 feet south of the intersection of McCall Street, and running thence S. 61-21 E. 208 feet to an iron pin; thence S. 19-45 W. 50 feet to an iron pin; thence N. 69-10 W. 205 feet to an iron pin on the eastern side of Perry Road; thence with Perry Road, N. 17-45 E. 70 feet to the point of beginning.

Derivation: Melton J. Kelley and Flora B. Kelley from Frances M. Forrester recorded in Deed Book 1156, Page 774, recorded July 16, 1979.

GC TO ----- 3 JUL 16 '79 935

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
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Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may lawfully be had therefrom, and including all bearing, planting, and holding fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties herein that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs or assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described at the time of the date hereof, that it has good right and is lawfully and lawfully seized of the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the premises unto the Mortgagee forever, free and against the Mortgagee and all persons claiming the same, except as provided herein.

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