

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

G.S.C.

JUN '81

MORTGAGE OF REAL ESTATE

WARRANTY TO ALL WHOM THESE PRESENTS MAY CONCERN:

ECO: 1545 PAGE 541

WHEREAS, RONNIE J. PARKER AND JOAN M. TOLLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto DANNY J. KELLY AND JENETTE L. KELLY

(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 Six Thousand and No/100-----

Dollars (\$ 6,000.00 ) due and payable

in accordance with terms of note of even date herewith

with interest thereon from at the rate of per centum per annum, to be paid:

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:

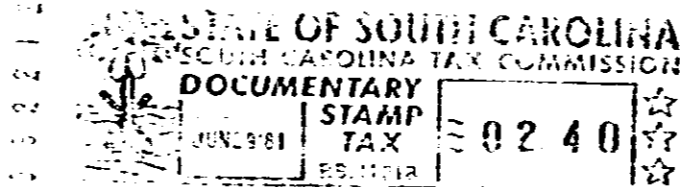
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Mauldin, being known and designated as Lot 101 on plat No. 1 of Verdin Estates, said plat being prepared by C. O. Riddle, Surveyor, dated September 21, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4R, Pages 34-35 and having, according to a more recent plat of Property of Ronnie J. Parker and Joan M. Parker, prepared by Carolina Surveying Company, dated August 7, 1980, recorded in plat Book 8-D, Page 20, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Baldwin Circle, at the joint corner of Lots 100 and 101; thence running S. 88-27 E., 140 feet to an iron pin; thence running S. 1-33 W., 71.3 feet to an iron pin on the northern side of Edith Drive; thence with Edith Drive S. 66-08 W., 129.9 feet to an iron pin at the corner of Edith Drive and Baldwin Circle; thence with the corner N. 56-09 W., 26.7 feet to an iron pin; thence with Baldwin Circle N. 1-33 E., 112.9 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Paul E. Walters and Patricia J. Walters recorded in the R.M.C. Office for Greenville County on August 11, 1980, in Deed Book 1130, Page 844.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity Federal Savings and Loan Association in the original amount of Fifty Six Thousand Five Hundred and No/100 (\$56,500.00) Dollars recorded in the R.M.C. Office for Greenville County on August 11, 1980, in Real Estate Mortgage Book 1510, Page 582.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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 forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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