

MORTGAGE OF REAL ESTATE -

BOOK 1562 PAGE 480

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 22 11 21 AM '82
DOWN S. HAMMERSLEY
R.M.C.

WHEREAS, LARRY KELLY

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT C. SEIGLER

(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 seventy-two (72) consecutive monthly installments of One hundred seventeen and 30/100 (\$117.30) Dollars, commencing February 1, 1982,

with interest thereon from at the rate of twelve(12%) 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 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, approximately three miles from Greenville, being a portion of a 10-acre tract of land conveyed to J. A. Quinn by E. Inman, Master, by deed recorded in Deed Book 169 at Page 137, containing .92 of an acre according to survey and plat made by J. C. Hill, February 27, 1951, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin near road, at corner of tract conveyed to T. C. Quinn on November 11, 1952 and running thence with line of said tract S. 57-55 W. 299.1 feet to an iron pin; thence S. 32-05 E. 132 feet to corner of tract conveyed to Johnnie Quinn on November 11, 1952; thence with line of said tract N. 57-55 E. 291 feet to an iron pin near road; thence N. 28-39 W. 132.9 feet to the point of beginning.

DERIVATION: This being the same property deeded to William H. Seigler by James A. Quinn, Jr., as recorded in the R.M.C. Office for Greenville County in Deed Book 466 at Page 371 on November 11, 1952. Mr. Seigler died testate in 1980; his will is on file in the Probate Court for Greenville County in Apartment 1620 at File 17. This property was inherited according to the terms of that will by Robert C. Seigler, such inheritance being confirmed by Order of the Honorable Ralph W. Drake, Judge, Greenville County Probate Court on September 16, 1981; Robert C. Seigler has this day conveyed said property to the Mortgagor herein by deed to be recorded herewith.

Robert C. Seigler
2 Bayne Drive
Greenville, SC 29611

STATE OF SOUTH CAROLINA
RECORDS & DOCUMENTS
MAY 22 1982
02.40

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 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 forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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