

Mortgage's Address: Route 1, Fountain Inn, South Carolina 29644

BOOK 73 PAGE 384
6885 1413

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 26 3 25 PM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hillcrest Skating, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Milford D. Kelly and Peggy Joyce 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

—Seventy-Eight Thousand and No/100— Dollars (\$ 78,000.00) due and payable

property of Hillcrest Pro. Building, and running thence with the line of said property N22-15E 127.3 feet to an iron pin; running thence S76-00E 44.6 feet to an iron pin at the corner of property of Construction Equipment Co.; running thence with the line of said property S76-58E 410.4 feet to an iron pin on the Western side of a road; running thence with the Western side of the road S19-50W 171.6 feet to an iron pin on the Northern side of S. C. Hwy. No. 14; thence with the Northern side of said highway N71-16W 457.3 feet to the point of BEGINNING.

This mortgage is junior in lien to that certain mortgage held by W. Bruce Durham and Lannie F. Durham and Charles R. Fisher and Beatrice D. Fisher in the original sum of \$58,000.00, dated December 18, 1974, having a balance of this date of \$40,112.00, and it is understood and agreed that Milford D. Kelly will remain responsible for making the payments due on said mortgage until it is paid in full.

This being the same property conveyed unto the Mortgagor herein by deed from W. Bruce Durham, Lannie F. Durham, Charles R. Fisher and Beatrice D. Fisher, recorded December 18, 1974, in Deed Volume 1011, at Page 881, in the RHC Office for Greenville County.

FILED
GREENVILLE CO. S. C.
OCT 26 7 20 PM '81
TANKERSLEY

APR 7 1981
Donnie S. Tankersley

28180

Witness:
Ralph Kelly
Jewell Williams

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
OCT 26 1977
TAX
EB 11218
31.20

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 whatsoever lawfully claiming the same or any part thereof.

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