

State of South Carolina,

COUNTY OF GREENVILLE

APR 23 11 57 AM 1948

To all Whom These Presents May Concern:

We, T. J. McKeown and Ruth S. McKeown

SEND GREETING:

Whereas, we the said T. J. McKeown and Ruth S. McKeown

in and by our certain Promissory note in writing, of even date with these presents, are well and truly indebted to First National Bank of Greenville, S.C.

in the full and just sum of Thirty-Five Hundred and No/100 (\$3500.00) Dollars, to be paid Ninety (90) Days after Date

with interest thereon from date at the rate of Five (5%) per cent. per annum, to be computed and paid quarterly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor... in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee... according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor... in hand well and truly paid by the said Mortgagee..., at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee..., and, its successors Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid, in the City of Greenville, on the West side of Maple Avenue, being known and designated as lot # 26, as shown on a plat of the property of Northgate as revised by Dalton & Neves and recorded in Plat Book "K", at Page 113, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Maple Avenue, 209 feet in a Southeasterly direction from the intersection of Maple Avenue, and the Rutherford Road, and running thence S. 61-31 W. 137.2 feet to an iron pin; thence S. 16-16 E. 60 feet to an iron pin, joint rear corner of lots # 25 and 26; thence with joint line of said lots, N. 67-54 E. 145.5 feet to an iron pin on the West side of Maple Avenue; thence along Maple Avenue, N. 24-31 W. 75 feet to the beginning corner. Being the same premises conveyed to the mortgagors by J. A. Cureton by deed dated 7th of October, 1946, recorded in Volume 332 at Page 34.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its successors Heirs and Assigns forever, And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its successors Heirs and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

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