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BOOK 912 Page 99

GREENVILLE CO. S. C.
OLD MORTGAGE
R. M. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE) ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM P. KELLER and JAMELLE M.

KELLER, of
Greenville, South Carolina, hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto General Mortgage Co.

organized and existing under the laws of South Carolina, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Ten Thousand Nine Hundred and No/100 ----- Dollars (\$ 10,900.00), with interest from date at the rate of five and one fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of General Mortgage Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty and 28/100 ----- Dollars (\$60.28), commencing on the first day of March, 1963, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February, 1993.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following described real estate situated in the County of Greenville, State of South Carolina:

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being on the Western side of Long Hill Street, in the City of Greenville, being known as the Northern portions of Lots Nos. Forty Nine (49) and Fifty (50), as are shown on a plat of AUGUSTA ROAD RANCHES, as recorded in the RMC Office of Greenville County, South Carolina, in Plat Book "M", at Page 47; and being more particularly described on a plat PROPERTY OF WILLIAM P. KELLER and JAMELLE M. KELLER made by R. K. Campbell, Engineer, dated January 17, 1963, and recorded in the RMC Office of Greenville County, South Carolina, in Plat Book "CCC", at Page 101, reference to said plat being craved for a complete and detailed description thereof.

Said lot fronts 165.5 feet along the Western side of Long Hill Street; runs to a depth of 153.55 feet along its Southern side; runs to a depth of 87.7 feet along its Northern side; and is 150 feet across its rear.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.