

The State of South Carolina,

COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
MAY 21 3 07 PM '69
CLERK EAST GORRHO
S. C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said C. BURTON KEPPLER

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to LaVERNE B. GOODBRAD

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand and No/100-----
----- DOLLARS (\$2,000.00), to be paid
two (2) years from date

, with interest thereon from date
at the rate of seven (7%) annually
interest at the same rate as principal. percentum per annum, to be computed and paid
until paid in full; all interest not paid when due to bear

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said LaVERNE B. GOODBRAD, Her Heirs and Assigns, Forever:

ALL my undivided one-half (1/2) interest in and to all that parcel or tract of land situate on the North side of an old county road about 18 miles north from the City of Greenville, in Greenville County, South Carolina, near U. S. Highway No. 25 in Saluda Township, being Tract No. 11 of the E. F. Bayne Property according to survey and plat by J. Earl Freeman, Surveyor, dated April, 1939, and having, according to a recent survey made by H. C. Clarkson, Jr., on November 19, 1969, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-C, Page 177, the following metes and bounds to-wit:

BEGINNING at a point on the South edge of an old road in line of property of the grantees herein and at the Southeast corner of the tract of land herein described and runs thence N. 57-22 W. 192.1 feet to an old stone; thence N. 47-30 W. 662.2 feet to an old stone; thence N. 48-16 W. 54.7 feet to an old stone; thence N. 47-07 W. 166.4 feet to an old stone; thence N. 1-06 W. 239.6 feet to an old stone and iron pin; thence N. 23-13 W. 288 feet to an old stone; thence N. 62-29 W. 259.8 feet to an old stone; thence N. 82-55 W. 271.6 feet to an old stone; thence N. 60-36 W. 309.1 feet to an old stone; thence S. 45-57 W. 713.2 feet to an old stone;