

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bobby Joe Keaton

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Ida Marie Gosnell

(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

Two Thousand Eight Hundred, and no/100----- DOLLARS (\$2,800.00),
with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: at the rate of \$50.00 per month with the first payment due on June 1, 1971 and a like payment of \$50.00 per month on the first day of each month thereafter until paid in full, payments to be applied first to interest, then to principal.

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, on the southwestern side of Gosnell Drive in the County of Greenville, State of South Carolina, being shown as a tract containing 10 acres on a plat of property of Bobby Joe Keaton prepared by Terry T. Dill dated April 27, 1971, recorded in Plat Book at Page in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point near the center of Gosnell Drive at the corner of property now or formerly belonging to Rachel B. Parker and running thence with Gosnell Drive S. 74-41 E. 90 feet to a point; thence still with said Drive S. 45-16 E. 140 feet to a point; thence still with said Drive S. 30-24 E. 100 feet to a point at the corner of Property now or formerly belonging to Ida Marie Gosnell; thence with Gosnell property S. 43-45 W. 1670 feet to an iron pin; thence N. 28-30 W. 200 feet to an iron pin; thence N. 39-12 E. 1602 feet to the point of beginning.

this is the same property conveyed to the mortgagor by deed of Ida Marie Gosnell to be recorded herewith.

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 any other equipment or 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.