

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law

BOOK 1202 PAGE 343

STATE OF SOUTH CAROLINA

GREENVILLE CO. S.C.

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

AUG 12 11 25 AM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Benjamin F. Keeler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co.

(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 One Thousand, Seven Hundred, Eighty Three & 44/100ths -----Dollars (\$1,783.44--) due and payable

in twenty-four (24) equal monthly installments of Seventy Four & 31/100ths (\$74.31). The first payment is to begin on September 8, 1971, and a like payment on the 8th of each month thereafter, the final payment being due on the 8th day of August, 1973.

with interest thereon from date of maturity at the rate of 8% per centum per annum, to be paid: monthly

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, being known and designated as

Lot 29, Block E on plat of Paris Heights recorded in Plat Book Y, page 65, in the R.M.C. Office for Greenville County, and having according to a more recent survey by R. W. Dalton dated December 10, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Delmar Drive, said pin being 175.2 feet north of the intersection of Delmar Drive and Arlington Road (now Catalina Drive) and running thence with said Delmar Drive N. 16-54 W. 70 feet to an iron pin joint front corner of Lots 29 and 30, Block E; thence with the line of Lot 30, S. 73-06 W. 165.5 feet to an iron pin; thence along the line of Lot 42, S. 25-02 E. 70.7 feet to an iron pin joint rear corner of Lots 28 and 29; thence with the line of Lot 28, N. 73-06 E. 158.3 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Deed of Lloyd W. Gilstrap dated December 18, 1958, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 613 at page 02.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 whomsoever lawfully claiming the same or any part thereof.