

MORTGAGE OF REAL ESTATE - THIS IS A FIRST MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.  
4 35 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1531 PAGE 167

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LINDA ELDER JACKSON GENTRY VAN KEUREN

(hereinafter referred to as Mortgagor) is well and truly indebted unto HERBERT VAN KEUREN, JR.

(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 Twenty Seven Thousand Five Hundred Ninety Four and no/100ths- Dollars (\$27,594.00) due and payable on or before July 29, 1981.

with interest thereon from January 29, 1981 at the rate of eight (8) per centum per annum, ~~10.5%~~

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

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 24 on plat of map No. 2, Liberty Park, recorded in Plat Book MM at page 39 and having such courses and distances as will appear by reference to said plat.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

This is the identical tract of land conveyed by deed of Rachel E. Lee and Nannie Lee to Herbert Van Keuren, III and Linda E. Van Keuren, said deed being dated September 9, 1977, and recorded in Deed Book 1064, page 581, in the RMC Office for Greenville County, State of South Carolina. A quitclaim deed conveyed by Herbert Van Keuren, III to Linda Elder Van Keuren dated January 6, 1978, is recorded in Deed Book 1072, page 6, in the RMC Office for Greenville County, State of South Carolina.

OCTO 1 1 10A29 81 210

Together with all and singular rights, members, hereditments, and appurtenances to the same belonging 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 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.

1531

4328 RV-2