



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bobby Joe & Patricia Keaton

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Termpplan Inc.**  
105 W. Washington  
Greenville, S. C. 29601

(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

Three Thousand Eight Hundred Forty and No/100 Dollars (\$ 3840.00 ) due and payable

in 48 installments of \$80.00 each beginning 6/1/74

with interest thereon from date at the rate of ~~8 1/2~~ 8% per centum per annum, to be paid: 48 @ 80.00 each

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

All that lot of land situate 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; ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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 a portion of the property conveyed to the grantor by deed recorded in Deed Book 551 at page 61 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, easements and conditions affecting said property.

Grantee is to pay 1971 county property taxes.



Together with all and singular rights, members, hereditaments, 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 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.

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