

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} JUN 11 9 27 AM '74 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Gordon E. Keene and Phillis G. Keene

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust Company

(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 Thirty-Nine and 76/100--

-----Dollars (\$ 3,839.76) due and payable

with interest thereon from date at the rate of 5 3/4 per centum per annum, to be paid in thirty-six (36) equal monthly payments of One Hundred Six and 66/100 (\$106.66) until paid in full. First payment due July 15, 1974.

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, State of South Carolina, being shown as Tract No. 3 on plat of W. G. Raines prepared by Dalton & Neves, Engineers, dated August, 1973, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4X, at Page 65, and containing 2.2 acres.



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 installed, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described as the same shall be, that it has good right and lawful authority to sell, lease or encumber the same, and that the premises are free and clear of all taxes and encumbrances except as herein stated, and the Mortgagee covenants to warrant and forever defend all and singular the said premises unto the Mortgagee to hold to him and his heirs and assigns forever, and all persons who may claim or pretend to claim the same or any part thereof.

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