

State of South Carolina,

COUNTY OF GREENVILLE

GREENVILLE CO. VOL 380 PAGE 239 FEB 13 2 41 PM 1948 OFFICE OF THE FARMBOROUGH R.M.O.

To all Whom These Presents May Concern:

I, James Bayliss Keeler

SEND GREETING:

Whereas, I the said James Bayliss Keeler

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to Easley Lumber Company

in the full and just sum of Seven Thousand and No/100 (\$7000.00) Dollars, to be paid Ninety (90) Days after Date

with interest thereon from date at the rate of Six (6%) per cent. per annum, to be computed and paid quarterly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagee in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagee in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and its successors Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid, on the North side of Blue Ridge Drive, near the City of Greenville, being shown as lot # 17 on Plat of Perry Property, recorded in Plat Book "K", at Page 303, and described as follows:

BEGINNING at a stake on the North side of Blue Ridge Drive, at corner of lot # 16, and running thence with line of said lot, N. 2-25 W. 203 feet to a stake; thence N. 89-03 E. 60 feet to a stake at corner of lot # 18; thence with line of said lot, S. 2-25 E. 202 feet to a stake on Blue Ridge Drive; thence with the Northern side of Blue Ridge Drive, S. 87-37 W. 60 feet to the beginning corner. Being the same property conveyed to the mortgagor by William T. Edens by deed dated December 1947, recorded in Book of Deeds 330 at Page 324.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its successors

Heirs and Assigns forever, And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its successors Heirs and Assigns, from and against myself and my

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.