

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
JUN 24 10 45 AM 1963
O. L. E. ...
R. M. C.

WHEREAS, we, Alvin W. and Erroll P. Edwards,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Arrie C. Keller

(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 -----

Two Thousand Seven Hundred Fifty and no/100-----Dollars (\$ 2,750.00---) due and payable

Due and payable \$20.00 on the first day of each month hereafter beginning August 1, 1963, payments to be applied first to interest, balance to principal, with the privilege to anticipate payment at any time.

with interest thereon from date at the rate of six (6) 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

All that piece, parcel or tract of land situate in O'Neal Township, Greenville County, State of South Carolina, on the northwest side of Few's Bridge Road and being shown on plat of property of Arrie C. Keller recorded in the R. M. C. Office for Greenville County in Plat Book "WW", at Pages 498 and 499 and containing 14.78 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Few's Bridge Road at the joint corner of the 14.21 acre tract and the 6.28 acre tract, and running thence along the center of said Road S. 45-36 W. 484.55 feet to a point; thence continuing along the center of said Road S. 55-40 W. 116.2 feet to a point; thence continuing along the center of said Road S. 67-59 W. 72.7 feet to a point in line of property of Flowers; thence along line of Flowers' property N. 30-21 W. 539.9 feet to an iron pin; thence N. 26-06 W. 198.8 feet to an iron pin; thence S. 49-10 W. 66.3 feet to an iron pin; thence S. 40-03 W. 588.3 feet to an iron pin; thence N. 45-33 E. 298.4 feet to an iron pin; thence S. 47-34 E. 99.1 feet to an iron pin; thence S. 46-38 E. 568.3 feet to a stone; thence N. 71-17 E. 307.2 feet to a stone; thence N. 0-20 W. 57.5 feet to a point in branch; thence along the center of the branch as the line, the traverse distances being N. 89-40 E. 56.9 feet and N. 60-43 E. 29.5 feet to a point; thence S. 27-21 E. 171.2 feet to an iron pin; thence S. 70-53 W. 173 feet to an iron pin; thence S. 43-15 E. 455.3 feet to the point of beginning. The above property is shown as two tracts on said plat containing 4.21 acres and 0.57 acres.

This being the same property conveyed to the Mortgagors by the Mortgagee by her deed of even date and recorded herewith. This is a purchase money mortgage.

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.

Received payment in full and satisfied this the 28th day of March, 1963.

*W. S. Bradley
Attest: Sara S. Hodges*

SATISFIED AND CANCELLED OF RECORD
28 DAY OF March 1963
Alvin W. Edwards
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:40 O'CLOCK P.M. SO. 27645