

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of MANN, & BRISSEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 31 10 52 AM 1967

MORTGAGE OF REAL ESTATE

BOOK 1043 PAGE 545

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. K. Keller,

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. I. Forrester, his heirs and assigns forever:

(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 -----

Forty Two Hundred and No/100 ----- Dollars (\$ 4200.00) due and payable

\$840.00 on principal one year from date and \$840.00 on principal each year thereafter, with the balance due and payable five years from date, with the privilege to anticipate payment at any time,

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid: annually

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, lying and being in Highland Township, County of Greenville, State of South Carolina, on the northwestern side of State Highway S23-116 and on the northern side of State Highway S 23-115 and on the southern side of Beaver Dam Creek and containing 40.9 acres, more or less, and being known and designated as a portion of Tract No. 3 on plat of Property of D. A. Lister Estate prepared by H. S. Brockman dated January 6, 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Pages 228 and 229, and having' the following metes and bounds, to-wit:

BEGINNING at a point in the center of the intersection of State Highway S23-116 and State Highway S23-115 and running thence along the center line of said Highway S23-116 N. 35-48 E. 838 feet to a point in the center of said Highway; thence leaving said Highway N. 23-09 E. 296 feet to an iron pin; thence N. 29-39 E. 487 feet to an iron pin; thence N. 45-54 E. 200 feet, more or less, to a point in the center of Beaver Dam Creek; thence along the center of Beaver Dam Creek as the line to the corner of property heretofore conveyed by T. I. Forrester to Marion L. Smith by deed recorded in Deed Book 790, at Page 221, the traverse courses and distances along said Creek being as follows: N. 18-29 W. 100 feet; N. 27-34 W. 100 feet; N. 55-53 W. 180 feet; S. 83-07 W. 199.4 feet; N. 84-09 W. 220 feet; N. 88-42 W. 174 feet; S. 47-25 W. 145 feet; S. 50-27 W. 223.6 feet to a point in line of said property heretofore conveyed to Marion L. Smith; thence along the line of said Smith property as follows: S. 38-45 E. 81.7 feet to an iron pin; S. 33-07 W. 432 feet to an iron pin; S. 34-45 W. 837 feet to an iron pin; S. 9-54 E. 311 feet to a point in the center of State Highway S23-115; thence along the center of said Highway S. 80-54 E. 745.5 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by the mortgagee by his 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.

Satisfied and cancelled this 18th day of Sept. 1967.
T. I. Forrester
Witness
John P. Mann

SATISFIED AND CANCELLED OF RECORD
18 DAY OF Sept. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:10 O'CLOCK A. M. NO. 8220