

MAR 31 4 39 AM '78

BOOK 1427 PAGE 698

DONNIE S. TANNEBERRY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, CALVIN J. KEELER AND JUDY H. KEELER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND 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 NINE THOUSAND FIVE HUNDRED FIFTY

NINE AND 44/100

DOLLARS (\$ 9,559.44),

due and payable in 72 consecutive monthly payments of \$132.77 each, to be applied first to interest, which has been added to principal above, and then to principal. Payable on first day of each and every month beginning May 1, 1978, until paid in full.

with interest thereon from date at the rate of seven per centum per annum, to be paid: As stated above

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, known as No. 24 Fifth Avenue, Poe Mill, Greenville County, South Carolina, and being shown, designated, and described as Lot No. 159, Section 1, on a plat entitled "Subdivision of Village Houses, F. W. Poe Mfg. Company, Greenville, South Carolina". Said plat having been made by Dalton and Neves, Engineers, in July, 1950, and being recorded in the office of the R.M.C. for Greenville County in Plat Book Y, Pages 26-31 and fronts on Fifth Avenue 65 feet.

The above described property is the same conveyed to the Mortgagors by the deed of Ralph L. King, Sr. and Sarah J. King, dated March 21, 1975 and recorded in Deed Book 1028 at Page 467 on November 19, 1975.

The above property is conveyed subject to any easement or rights of way and Restrictions of record.



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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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