STATE OF SOUTH CAROLINAG ? COUNTY OF GREENVILL

0. S. C. MORTGAGE OF REAL ESTATE

104 5 Main 54-Fountain InnSC.

Mitgees address

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KAM E RSLEY WHEREAS, CHARLES JACK KEYES and HILDA JEAN KEYES,

(horeinafter referred to as Mortgager) is well and truly indebted unto PAUL E. GAULT and SAM L. GAULT

- JC PH PATP ALL WHOM THESE PRESENTS MAY CONCERN:

(hereinafter referred to as Mortgages) as evidenced by the Mortgager's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWO THOUSAND THREE HUNDRED SEVENTY and 47/100------Dellars (\$2,370.47) due and payable

in 43 monthly installments of \$62.35 and one installment of \$61.85 with each installment to represent its amortized share of principal and interest at 8% per annum with the first payment due July 10, 1980.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mertgager's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgager, in consideration of the aforesaig debt, and in order to secure the payment thereof, and NOW, KNOW ALL MEN, that the Mortgager, in consideration of the accessing delt, and in order to secure the payment increase, and of any other and further sums for which the Mortgager may be indebted to the Mortgager at any time for advances made to or his account by the Mortgager, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager in hand well and truly paid by the Mortgager 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 Mortgager, its successors and ac-

"ALL that certain piece, garcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or lot of land lying, being and situate in the State and County aforesaid being shown on a plat of property of Charles Jack Keyes and Hilda Jean Keyes prepared by J. L. Montgomery, which property is better described in accordance with said plat as follows:

BEGINNING at an iron pin on the western side of S.C. 23-543, known as Green Pond Road (which iron pin lies .12 of a mile at the intersection of said road with S.C. 23-154) and running thence along the edge of Green Pond Road S. 9-23 W. 124.45 feet to an iron pin; thence S. 8-09 W. 117.0 feet to an iron pin; thence turning and running along the joint property line of the within described property and property now or formerly of Davis N. 79-46 W. 407.59 feet to an iron pin; thence turning and running N. 29-20 E. 252.0 feet to an iron pin; thence S. 80-20 E. 319.05 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor(s) herein by deed of Paul E. Gault and Sam L. Gault, of even date, to be recorded herewith.

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Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Martagor 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 forever, from and against the Mortgagor and all persons whomspever fawfulty claiming the same or any part thereof.

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