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MORTGAGE OF REAL ESTATE - Offices of Larry R. Patterson, Attorney at Law, Greenville, S.C.

Mortgagee's address: Route 2 Box 348, Greer, SC 29651  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONNIE S. JANKERSLEY  
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James L. Keese and Zelpha H. Keese

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

WHEREAS, the Mortgagor is well and truly indebted unto Jay L. & Ozella Johnson

(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

Fifteen Thousand and no/100 ----- DOLLARS (\$ 15,000.00 ).  
with interest thereon from date at the rate of 10 per centum per annum, said principal and interest to be repaid: in monthly installments of \$161.20 each, the first of said payments being due October 1, 1980, and a like installment due on the same day of each month thereafter until paid in full.

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, being on the southeasterly side of Cobb Street (also known as Vermont Street), and being a portion of lots numbered 30, 31, 32 and 33 Property of H.B. Bates as shown on plat recorded in Plat Book F at Page 32 of the RMC Office for Greenville County. The lot herein described is shown on a more recent plat prepared by R.B. Bruce, RLS, dated May 15, 1961 and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the southeasterly side of Cobb Street 133 feet East of the intersection of said Cobb Street and Honour Street and running thence with the southeasterly side of Cobb Street, N 48-40 E 77 feet to a point; thence, S 41-07 E 97.2 feet to a point; thence, S 48-30 W 68.7 feet to a point; thence, N 46-00 W 97.3 feet to the point of beginning.

This is the same property conveyed to mortgagors by deed of mortgagee dated August 14, 1980 and recorded on even date herewith.

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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