

JAMES W. FAYSSOUX, 18 Lavinia Avenue,
LAW OFFICES OF BRISKEY, KATHAN & FAYSSOUX, SUITE 300, DANFORTH, GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

S. C.

BOOK 1545 PAGE 455

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

}

PH '81

ERSLEY

WHEREAS, Edward Scott and Brenda L. Scott

(hereinafter referred to as Mortgagor) is well and truly indebted unto James L. Keese and Laura H. Keese

(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 Twelve Thousand One Hundred Seventy Three and 11/100-----

-----Dollars (\$ 12,173.11) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, the Mortgagee's heirs, successors and assigns:

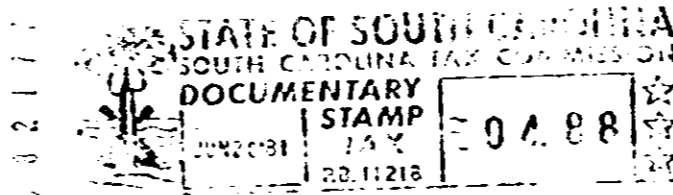
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 138, as shown on a plat of subdivision of South Forest Estates, recorded in the RMC Office for Greenville County in Plat Book GG at Page 181, said lot having a frontage of 85 feet on the east side of Pinefield Drive, parallel depths of 125 feet and a rear width of 85 feet.

This being the same property conveyed to the Mortgagors by deed of James L. Keese and Laura H. Keese of even date to be recorded herewith.

If the mortgagors should convey by deed, Bond for Title, lease purchase or any other way, the within described property, the obligation hereunder shall become immediately due and payable.

This mortgage shall not be subject to subordination.

MORTGAGEES' MAILING ADDRESS: 1 Sanford Court
Greenville, S. C. 29605



400 8 23191801

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

5
5
4
0

4328 RV-2