MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Harton Attorneys at Law, Greenville, S. C. BOCK 773 Page 76

The State of South Carolina, MN 22 3 41 PM 1959

Greenville

SEND GREETING:

Whereas,

COUNTY OF

I , the said KENNETH B. KEELS

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to C. E. ROBINSON, JR., and R. M. GAFFNEY

KENNETH B. KEELS

hereinafter called the mortgagee(s), in the full and just sum of Seven Hundred Fifty and No/100--

in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five and (5½%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of March , 1959 , and on the 1st day of each

month of each year thereafter the sum of \$ 25.00 to be applied on the interest and principal of said note, said payments to continue upon new management with the principal and interest in the principal and interest in the principal and interest in the principal sum of \$ 25.00 each are to be applied first to interest at the rate of five and one—half (5½%) per centum per annum on the principal sum of \$ 750.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or convenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I , the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said C. E. ROBINSON, JR., and R. M. GAFFNEY, their heirs and assigns for ever:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of Lander Street in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 102 on Plat of College Heights, made by Dalton & Neves, Engineers, August, 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book "P", pages 74 and 75, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Lander Street at the joint front corner of Lots 102 and 103, and running thence with the line of Lot 103, S. 80-48 W., 240.6 feet to an iron pin; thence N. 45-07 E., 30.6 feet to an iron pin; thence N. 9-14 E., 31.5 feet to an iron pin; thence with the line of Lot 101, N. 76-13 E., 209 feet to an iron pin on Lander Street; thence with Lander Street, S. 9-12 E., 68.7 feet to the beginning corner.

This is the same property conveyed to me by deed of C. E. Robinson, Jr., and R. M. Gaffney, by deed of even date herewith and this Mortgage is given to secure a portion of the purchase price and is junior in rank to that Mortgage given by C. E. Robinson, Jr., and R. M. Gaffney to Fidelity Federal Savings & Loan Association, on December 29, 1955, in the amount of \$8,000.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 663, page 310.

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