103 EastView Dr., Simpsonville, \$, C. 29681

MORTGAGE OF REAL ESTATE—Prepared by RILEY ASD BLEY, Attorneys at Law, Greenville, S. C. 300x 1431 PAGE 678

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  $R_{H,E} = \frac{R_{H,E} R_{S,E} R_{S,E} R_{S,E}}{R_{S,H,C}}$ TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Margaret A. Keheley and H. Lewis Keheley

(hereinaster referred to as Mortgagor) is well and truly indebted unto Mildred F. Faber

(hereinaster 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

---Three Thousand Six Hundred and no/100----- Dollars (\$ 3,600.00 ) due and payable in three annual installments of \$1,200.00 each, plus interest annually at eight (8%) per cent on the declining balance; mortgagors shall have the right to pre-pay any and all of said payments at any time without penalty;

· SOUCH SELECTION OF THE PROPERTY NAMED AND ASSOCIATE ASSOCIATED A

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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, in Fairview Township, containing 1.60 acres, more or less, on the Eastern side of the Standing Springs-Mauldin Road, and having, according to a plat of property of H. N. Hammond, prepared by C. O. Riddle, Surveyor, December 22, 1965, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South Side of New Cut County Road, 567.1 feet from center of Standing Springs Road, and running thence S. 2-09 W., 272.6 feet to an iron pin, joint corner of property of H. N. Hammond; thence along property of H. N. Hammond, S. 80-46 E., 296.0 feet to an iron pin; thence along branch, N. 16-02 W., 325.5 feet to an iron pin on new cut County Road; thence along County Road, N. 87-51 W., 192.3 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of mortgagee of even date herewith, to be recorded.

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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 that 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 that 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.

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