

APR 5 8 47 AM 1966

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 990 PAGE 487

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles H. Rice

(hereinafter referred to as Mortgagor) is well and truly indebted unto Constance S. Keith

(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 One Thousand, Three Hundred and Twenty-seven and 60/100----- Dollars (\$ 1,327.60) due and payable

in equal monthly installments of Forty (\$40.00) each, the first installment to become due on May 1, 1965, and a like installment to become due at the expiration of each month thereafter for a total of three years, at which time any remaining balance due shall become then payable in full, but with right to anticipate payments by the mortgagor

with interest thereon from date at the rate of Six 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, 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 Greenville Township, being known and designated as the Southeastern portion of Lot #4, on plat of Dunean Heights, recorded in Plat Book D, at page 67, and having, according to a plat made by C. C. Jones, recorded in Plat Book AA, at page 20, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Smythe Avenue, at the joint front corner of Lots 3 and 4 of Dunean Heights, and running thence along line of Lot 3, N. 54-15W. 39.5 feet to an iron pin; thence S. 35-45 W. 60 feet through Lot 4 to a pin on the northeast side of Hillhouse Street; thence along the northeast side of Hillhouse Street, S. 54-15 E. 78 feet to an iron pin at the intersection of Hillhouse Street and Smythe Avenue; thence along the northwest side of Smythe Avenue N. 3-10 E. 71.2 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed of Joe F. Keith dated November 2, 1962, and recorded in Book 710, page 151, REC Office for Greenville County, S. C.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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.

In Satisfaction see R. E. M. Book 1041 Page 161

SATISFIED AND CANCELLED OF RECORD

21 DAY OF Sept. 1966
Ollie Jarnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:23 CLOCK P. M. NO. 7936