

AFFIDAVIT

FILED

MORTGAGE OF REAL ESTATE—Prepared by

GREENVILLE, S. C.  
FILED  
MAY 1 5 56 PM '73  
DONNIE S. TARKERSLEY  
R.H.C.

Attorneys at Law, Greenville, S. C.

BOOK 1271 PAGE 547

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOUIS H. KEELER AND JOYCE M. KEELER

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY  
EASLEY, SOUTH CAROLINA

(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 SIX THOUSAND FIVE HUNDRED AND NO/100THS -----

----- Dollars (\$ 6,500.00 )  
together with add on interest at the rate of \_\_\_\_\_ per cent per annum,  
until paid in full, said principal and interest being payable at the office  
of Southern Bank and Trust Company, Easley, S. C., in monthly installments of  
\$167.91 commencing May 1, 1973 and continuing on the first day of each month  
thereafter for 47 months, with a final payment of \$167.91 due on or before  
April 1, 1977.

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 located on the northwestern side of Adams Mill Road and having according to a plat of property of Louis H. Keeler and Joyce M. Keeler, dated September, 1972, prepared by C. O. Riddle, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Adams Mill Road, which nail and cap is located S. 44-23 E. 24 feet from an iron pin on the northwestern side of said road and running thence with the center line of Adams Mill Road S. 45-58 W. 480 feet to a nail and cap; thence along other property of Keeler N. 44-23 W. 175 feet to an iron pin; thence continuing with the Keeler line N. 45-58 E. 250 feet to an iron pin; thence continuing with said Keeler line N. 44-23 W. 450 feet to an iron pin; thence continuing with said Keeler line N. 45-58 E. 230 feet to an iron pin; thence with the line of property of G. Webb S. 44-23 E. 425 feet to a nail and cap in the center of Adams Mill Road, the point of beginning.

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.