

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

1577-447

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REC'D S.C. 11 '82

WHEREAS, I, Steven M. Keese,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Samuel M. Keese and Ann M. 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 Three Thousand Nine Hundred Eighty-One and 05/100----- Dollars (\$3,981.05) due and payable

on or before August 1, 1992.

~~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, on the eastern side of Collinwood Lane, and being known and designated as Lot No. 4 on Plat of Collinwood Park, prepared by J. C. Hill, dated October, 1962, recorded in the RMC Office for Greenville County, S.C., in Plat Book "CCC" at Page 27, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Collinwood Lane at the joint front corner of Lots Nos. 4 and 5 and running thence with the joint line of said lots, S. 77-0 E. 150 feet to an iron pin; thence, S. 13-0 W. 80 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the common line of said lots, N. 77-0 W. 150 feet to an iron pin on the eastern side of Collinwood Lane; thence with said Lane, N. 13-0 E. 80 feet to the point of beginning.

This is the same property conveyed to Steven M. Keese by deed of Samuel M. Keese and Ann M. Keese, dated August 10, 1982, which is being recorded simultaneously herewith in Deed Book 1171, at Page 753.

The lien of this mortgage is junior and inferior to the first-mortgage lien of that mortgage given to Carolina National Mortgage Investment Company in the original amount of \$25,350.00 as recorded in REM Book 1391, at Page 533, of the records of the RMC Office for Greenville County, S.C.

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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.

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