

U.S. - FIRST MORTGAGE ON REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY COME

I, Ira K. Keenan

WHEREAS, the Mortgagor is well and truly indebted to the MORTGAGEE, AND LOAN ASSOCIATION, GREENVILLE, S. C. (hereinafter referred to as the Mortgagee), evidenced by the Mortgagor's promissory note of date last aforesaid, and by these presents herein by reference in the sum of Three Thousand and No. 00/100

DOLLARS (\$ 3000.00), with interest thereon from date of the above note at the rate of five per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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 Chick Springs Township, on the Eastern side of the Edwards Road, and being shown as the Western portion of Tract No. 7 on Plat of the property of Vance Edwards, Estate, recorded in the R. M. C. Office for Greenville County in Plat Book "A" at Pages 128 and 129, and being more particularly described as follows:

"BEGINNING at an iron pin on the Eastern side of Edwards Road, at joint front corner of tracts Nos. 7 and 8, on the above referred to plat; and running thence through tract No. 7, S. 52-29 E. 564.3 feet to an iron pin on Brushy Creek Road; thence with Brushy Creek Road, N. 84-42 W. 211.7 feet to bend; thence continuing with Brushy Creek Road, N. 89-35 W. 500.7 feet to iron pin on Edwards Road; thence with the Eastern side of Edwards Road, N. 32-15 E. 157 feet to bend; thence continuing with Edwards Road, N. 44-06 E. 263 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by J. D. Brown and Lucille Brown by deed dated April 10, 1948, to be recorded herewith.

22 Aug 51
Elizabeth M. Keenan
Ira K. Keenan
Margaret Keenan

23 August 51
Alice Faberwith
12143 P. 19451

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.