



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, James Bayliss Keeler, of Greenville County, SEND GREETING:

WHEREAS, I the said James Bayliss Keeler

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the

full and just sum of Seven Thousand and No/100 (\$ 7,000.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

Fifty and 16/100 (\$ 50.16 ) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said James Bayliss Keeler

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said James Bayliss Keeler in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, in that section known as Sans Souci, about two miles North of the City of Greenville, on Blue Ridge Drive, between King Street and the Perry Road, said lot having the following lines, courses and distances, to-wit:

"BEGINNING at an iron pin on the Northern edge of a five foot sidewalk running along Blue Ridge Drive, said pin being the joint front corner of Lots Nos. 17 and 18, and running thence along the Northern edge of said sidewalk, S. 87-37 W. 60 feet to an iron pin, joint corner of Lots Nos. 16 and 17; thence along the eastern line of Lot No. 16, N. 2-25 W. 203 feet to an iron pin, joint rear corner of Lots Nos. 16 and 17; thence along the Southern line of Lot No. 29, N. 89-03 E. 60 feet to an iron pin, joint rear corner of Lots Nos. 17 and 18; thence along the Western line of Lot No. 18, S. 2-25 E. 202 feet to an iron pin, the beginning corner; said lot being known and designated as Lot No. 17 on plat of said property, recorded in the R. M. C. office for Greenville County, South Carolina, in Plat Book "K", at page 303, which plat is hereby referred to and made a part hereof. Being the same lot of land conveyed to me by William T. Edens by deed dated December, 1947 and recorded in the R. M. C. office for Greenville County in Deed Vol. 330, at page 324."

This mortgage also covers the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly