

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, **Herbert Van Keuren III and Eunice Cato Van Keuren,**

(hereinafter referred to as Mortgagor) SEND(S) GREETING.

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C. (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

Seventeen Thousand and no/100 -----
DOLLARS (\$ **17,000.00**), with interest thereon from date at the rate of **six**

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 the City of Greer, lying on the north side of Crestview Circle, being a small portion of Lot No. 17 and the greater portion of Lot No. 16 on a plat of property known as "Burgiss Hills", recorded in Plat Book Y, pages 96 and 97, R. M. C. Office for Greenville County, having the following courses and distances according to a survey and plat made by H. S. Brockman, Registered Surveyor, for the grantees herein, dated November 16, 1959, to be recorded herewith, to-wit:

BEGINNING on an iron pin on the margin of Crestview Circle, new corner and runs thence N. 48-12 W. 13.8 feet to old iron pin; thence continuing with margin of Crestview Circle (the chord of which is N. 50-31 W.) 81.2 feet to an iron pin; thence N. 4-15 E. 192 feet to an iron pin on E. R. Taylor's line; thence with his line, S. 60-35 E. 171 feet to an iron pin, corner with lands reserved by grantors; thence with grantors' other lands, S. 28-37 W. 190.2 feet to the beginning.

This is the same property conveyed to Herbert Van Keuren III and Eunice Cato Van Keuren by Edward C. Bailey and Jean O. Bailey, by deed recorded in Book 640 at page 251.

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.