

FILED
GREENVILLE, S. C.
MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA SEP 7 2 20 PM 1962

BOOK 900 Page 427

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Arrie C. Keller,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Will, his Successors or Assigns forever:

(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

Seven Thousand Five Hundred and No/100----- Dollars (\$ 7,500,00) due and payable

\$100.00 on the 15th day of each and every month, beginning October 15, 1962; payments to be applied first to interest, balance to principal; with privilege to anticipate payment after one year; balance due five years from date,

with interest thereon from date at the rate of six per centum per annum, to be paid monthly

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

All that piece, parcel or tract of land in O'Neal Township, Greenville County, State of South Carolina, containing 27 1/5 acres, more or less, lying on the North side of S. C. Highway No. 23-92 and bounded by lands now or formerly owned by Carl Crain, W. T. Burrell, W. H. Chastain, Mrs. J. F. Fowler and others and having the following metes and bounds, to-wit:

Beginning at Iron pin, the S. E. Corner of Mrs. J. F. Fowler's land and running thence S. 49-15 W. 485.1 feet to iron pin; thence S. 54-00 E. 682.5 feet to point in Highway; thence N. 67-15 E. 337 feet to corner of J. L. Wooten Tract; thence N. 51-04 E. 107.5 feet to bend in old road; thence N. 45-17 E. 700 feet to bend; thence N. 32-35 E. 100 feet to bend; thence N. 24-05 E. 200 feet to bend; thence N. 28-31 E. 232 feet to intersection of roads; thence N. 24-19 W. 97.3 feet to point in center of another road, corner W. H. Chastain's land; thence S. 88-07 W. 107.8 feet to Maple; thence S. 21-15 W. 69 feet to center of Creek; thence with Creek as line as follows: N. 55-55 W. 181 feet, S. 61-00 W. 303 feet, S. 70-45 W. 146 feet to corner in center of creek on Bramlett line and corner of Chastain's land; thence S. 0-50 E. 56.5 feet to stone by Gum; thence S. 70-34 W. 306.4 feet to Locust Post; thence N. 47-53 W. 873.5 feet to iron pin; thence with new line S. 45-07 W. 299.2 feet to iron pin on Mrs. Fowler's line; thence 41-28 E. 583.5 feet to beginning. LESS, HOWEVER, approximately 1 acre deeded to Burrell on November 14, 1957 by deed recorded in Deed Book 587, at Page 542.

The above is the same property conveyed to the mortgagor by deed recorded in Deed Book 698, at Page 414.

Together with all and singular rights, members, hereditaments, 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.

Satisfied and acknowledged
December 10, 1962.

C. E. Robinson
Trustee Under B. M. McGee Will

Witness my hand
Arrie C. Keller

RECORDED AND CERTIFIED
MAY 19 1963
P. M. C. FOR GREENVILLE, S. C.
J. E. CROCK