

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
APR 10 10 23 AM 1964

MORTGAGE OF REAL ESTATE BOOK 955 PAGE 39

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GILLIE F. FURNACE
R. M. C.

WHEREAS, we, Daniel Welborn Wilson and Jessie Lena Wilson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. K. Keller, his heirs and 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 -----

Twenty Four Hundred Twenty Five and No/100----- Dollars (\$ 2425.00) due and payable

\$25.00 on the 1st day of each and every month hereafter, commencing April 1, 1964; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment at any time,

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 those pieces, parcels or tracts of land situate in O'Neal Township, Greenville County, State of South Carolina, on the western side of S. C. Highway 253 and on the northern side of a county road and being known and designated as Tracts 3, 4 and 5 together with certain strips of land as shown on plat of property of J. K. Keller recorded in the R. M. C. Office for Greenville County in Plat Book "DDD", at Page 93 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of S. C. Highway No. 253 at the joint front corner of Tracts 2 and 3 and running thence along the joint line of said tracts S. 80-16 W. 414.9 feet to an iron pin; thence S. 80-16 W. 50 feet, more or less, to a point in the side line of Tract 5; thence along the line of Tract 5 S. 10-39 E. 390 feet, more or less, to the center of a county road; thence along the center of said road S. 84-45 W. 19 feet to a point in the center of said road; thence continuing along the center of said road S. 71-09 W. 806.8 feet to a point; thence N. 80 W. 20 feet to a point; thence N. 8-36 E. 316 feet to an old stone; thence N. 49-04 E. 1291.2 feet to an iron pin on the western side of S. C. Highway No. 253; thence along the western side of said Highway the following courses and distances, to-wit: S. 31-36 E. 50.8 feet to an iron pin; S. 25-38 E. 118.9 feet to an iron pin; S. 20-20 E. 100 feet to an iron pin; S. 15-02 E. 200 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the mortgagor by the mortgagee by deed of even date and recorded herewith.

This is a purchase money mortgage.

The mortgagee agrees to release Tract No. 4 from the lien of this mortgage when the principal is paid down to \$1,625.00.

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.

Received payment in full and satisfied this 17th day of March 1964.

W. L. Bradley

Witness - Elizabeth B. Bentley

SATISFIED AND CANCELLED OF RECORD

24 DAY OF March 1964

Gillie F. Furnace
R. M. C. FOR GREENVILLE COUNTY, S. C.

10:26 O'CLOCK A. M. NO. 21770